

When recorded return to:
Toni E Fielder and Michael J Fielder
7709 131st Ave NE
Kirkland, WA 98033



Skagit County Auditor
1/8/2018 Page

1 of 5 3:19PM

\$78.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033040

CHICAGO TITLE
620033040

STATUTORY WARRANTY DEED

THE GRANTOR(S) Willard D Aldridge, Jr., an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Toni E Fielder and Michael J Fielder, wife and husband

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal:

Unit(S): PTN GOV LOT 1 AND PTN NE NW, 17-34-02

Tax Parcel Number(s): P20375 / 340217-0-006-0003, P20409 / 340217-0-032-0001,

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018
JAN 08 2018

Amount Paid \$ 10,329.00
Skagit Co. Treasurer
By *indm* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: December 29, 2017


Willard D Aldridge

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Willard D Aldridge is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1/4/18


Name: Jeannine Ballard
Notary Public in and for the State of WA
Residing at: Snohomish Center
My appointment expires: 9/9/21

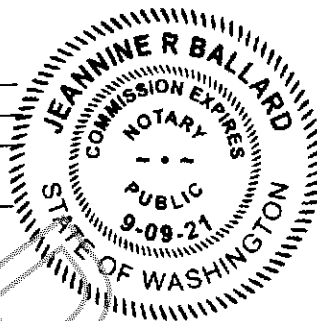


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P20375 / 340217-0-006-0003 and P20409 / 340217-0-032-0001

PARCEL A:

The North 100 feet of the South 200 feet of Government Lot 1 and the North 100 feet of the South 200 feet of the Northeast Quarter of the Northwest Quarter, lying Easterly of the Gibraltar County Road as conveyed to Skagit County by Deed recorded January 12, 1939, under Auditor's File No. 309109, records of Skagit County, Washington, all in Section 17, Township 34 North, Range 2 East of the Willamette Meridian.

Situated in Skagit County, Washington

PARCEL B:

That portion of the tidelands of the second class embraced within the boundaries of the following described tract:

Beginning at the meander corner to Sections 8 and 17, Township 34 North, Range 2 East of the Willamette Meridian;
Thence North 15° East 9.697 chains;
Thence South 75° East 2.727 chains;
Thence North 63°45' East 2.977 chains;
Thence South 2°43' West 22.214 chains;
Thence South 7°19' East 17.942 chains;
Thence South 4°30' West 5.00 chains;
Thence South 17°47' West 32.75 chains;
Thence South 50°30' West 18.00 chains;
Thence North 39°30' West 4.545 chains;
Thence North 50°30' East 18 chains;
Thence North 32°30' East 4.00 chains;
Thence North 6° East 9.00 chains;
Thence North 22°30' East 17.00 chains;
Thence North 4°30' East 5.00 chains;
Thence North 15° West 17.00 chains;
Thence North 6° West 13.60 chains to the point of beginning and lying between the Northerly and Southerly lines of said North 100 feet of the South 200 feet of Lot 1 extended East.

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Auditor's No.: 226978, records of Skagit County, Washington
Affects: Tidelands
2. Right of the State of Washington or any grantee or lessee thereof, upon paying reasonable compensation, to acquire rights of way for private railroads, sand or gravel, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals, or other products from other lands contained in Deed;
From: The State of Washington
Auditor's No.: 226978, records of Skagit County, Washington
Affects: Tidelands
3. Conditions set forth in deed from the State of Washington recorded under Auditor's File No. 226978, records of Skagit County, Washington, pursuant to the provisions of Section 140 of Chapter 255, laws of 1927, approved March 21, 1927 and further subject to the provisions of Chapter 312 of the Session Laws of 1927.
Affects: Tidelands
4. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
5. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry,
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: September 21, 1929 under Volume 152 and Page 21

EXHIBIT "B"

Exceptions (continued)

6. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: June 10, 1953
Auditor's No.: 489307, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 9, 1988
Auditor's No(s): 8811090029, records of Skagit County, Washington
In favor of: Cascade Natural Gas Corporation
For: Pipeline or Pipelines

Note: Exact location and extent of easement is undisclosed of record.

8. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 18, 1992
Auditor's No(s): 9212180060, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

9. City, county or local improvement district assessments, if any.