

**When recorded return to:**

Theodora Jonsson and James Harrison, III  
9973 Pull-and-Be-Damned Road  
La Conner, WA 98257



201802270048

Skagit County Auditor

\$79.00

2/27/2018 Page

1 of

6 1:59PM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620033547

**CHICAGO TITLE**

**620033547**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Stephen Albert Brandli and Bobbie Jo Brandli, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys, and warrants to Theodora Jonsson and James Harrison, III, a married couple

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: (Required if full legal not inserted above.)

PTN NW NW, 24-36-03 AND PTN GOV. LOT 1, 19-36-04

Tax Parcel Number(s): P115709 / 360324-1-001-0100, P115710 / 360419-0-001-0200,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018 746  
FEB 27 2018

Amount Paid \$ 44,900.00  
Skagit Co. Treasurer  
By *mdm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

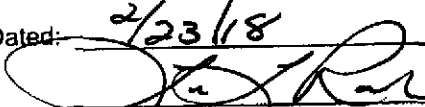
Dated: February 21, 2018

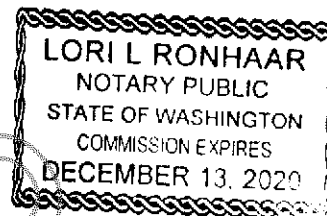
  
\_\_\_\_\_  
Stephen Albert Brandli

  
\_\_\_\_\_  
Bobbie Jo Brandli

State of WASHINGTON  
County of ~~SKAGIT~~ **SAN JUAN**

I certify that I know or have satisfactory evidence that Stephen Albert Brandli and Bobbie Jo Brandli are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2/23/18  
  
\_\_\_\_\_  
Name: LORI L RONHAAR  
Notary Public in and for the State of WASHINGTON  
Residing at: FRIDAY HARBOR, WA  
My appointment expires: 12-13-2020



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P115709 / 360324-1-001-0100 and P115710 / 360419-0-001-0200**

Lot 2 of that certain Survey recorded August 4, 2000, under Auditor's File No. 200008040117 and being a portion of the Northeast ¼ of the Northeast ¼ of Section 24, Township 36 North, Range 3 East, W.M. and that portion of Government Lot 1 of Section 19, Township 36 North, Range 4 East, W.M., more particularly described as follows:

Beginning at a point on the South line of the Northeast ¼ of the Northeast ¼ of said Section 24 which lies North 88 degrees 29'52" West, a distance of 1,248.14 feet from the Southeast corner thereof; thence North 24 degrees 28'14" East, a distance of 887.24 feet; thence South 88 degrees 27'07" East parallel with the North line of said Northeast Quarter of the Northeast Quarter, a distance of 943.79 feet; thence North 13 degrees 16'20" West, a distance of 511.16 feet to the North line of said Northeast Quarter of the Northeast Quarter; Thence North 88 degrees 27'07" West along the said North line, a distance of 1,279.87 feet to the Northwest corner thereof; Thence South 00 degrees 41'26" East along the West line of said Northeast Quarter of the Northeast Quarter, a distance of 1,312.39 feet to the Southwest corner thereof; Thence South 88 degrees 29'52" East along South line of said Northeast Quarter of the Northeast Quarter a distance of 70.00 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**  
**Exceptions**

1. Lot Certifications including the terms, covenants and provisions thereof

Recording Date: October 12, 1998 and January 12, 1999  
Recording No.: 9410120141, 9810120142, 9810120143, 981020144, 9810120145,  
9810120146, 9901120132, 9901120133, 9901101120134, 9901120135, 9901120136,  
9901120137, 9901120138, 9901120139

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: James Company LLC  
Purpose: Ingress, egress and utilities  
Recording Date: October 6, 1999  
Recording No.: 199910060074  
Affects: Portion shown as "Fox Hollow Lane"

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: John Peth et al  
Purpose: Perpetual right and easement to lay, construct, maintain, and repair a roadway for ingress and egress and for an easement for the installation, maintenance and operation of utilities  
Recording Date: November 21, 2000  
Recording No.: 200011210074  
Affects: Portion shown as Fox Hollow Lane

4. Infrastructure Agreement including the terms, covenants and provisions thereof

Recording Date: November 30, 2000  
Recording No.: 200011300150

5. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: November 21, 2000  
Recording No.: 200011210071

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 21, 2001 and July 26, 2002

## EXHIBIT "B"

### Exceptions (continued)

Recording No.: 200112210075 and 200207260058

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: James Company LLC etal  
Purpose: Installation, maintenance and operation of wells, waterlines and appurtenances  
Recording Date: November 21, 2000  
Recording No.: 200011210076 being a re-recoding of 200009150023

Said easement was modified by instrument recorded under Auditor's File No. 200212020309

7. Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: July 2, 2001  
Recording No.: 200107020130

8. Protected Critical Are Site Plan including the terms, covenants and provisions thereof

Recording Date: November 20, 2001  
Recording No.: 200111200078

9. Open Space Agreement/Easement including the terms, covenants and provisions thereof

Recording Date: November 20, 2001  
Recording No.: 200111200079

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: John Peth & Sons, Inc  
Purpose: Installation, maintenance and operation of waterlines and appurtenances  
Recording Date: September 15, 2000  
Recording No.: 200009150021

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: John D. Peth & Sons, Inc. etal  
Purpose: Ingress and egress for the installation, maintenance and operation of water lines  
Recording Date: November 21, 2000  
Recording No.: 200011210075

Said document is a re-recording of Auditor's File No. 200009150022

## EXHIBIT "B"

### Exceptions (continued)

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Trans Mountain Oil Pipe Line Corp  
Purpose: pipeline or pipelines  
Recording Date: August 18, 1954, September 16, 1954 and December 19, 1954  
Recording No.: 505361, 506573 and 510690

13. Record of Survey

Recording Date: August 4, 2000  
Recording No.: 200008040117

14. Road Maintenance Agreement including the terms, covenants and provisions thereof

Recording Date: November 18, 2013  
Recording No.: 201311180079 being a re-recording of 201207300106

15. Well System Agreement including the terms, covenants and provisions thereof

Recording Date: November 18, 2013  
Recording No.: 201311180080

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