UNOFFICIAL DOCUMENT

When recorded return to:
Bruce W. Dietsch and Diane G. Dietsch
18032 Indian Road
La Conner, WA 98257

201803050109
Skagit County Auditor $78.00
3/5/2018 Page 1 of 5 11:48AM

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620033513

Escrow No.: 620033513

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert C. Wischhusen and Deena K. Wischhusen, 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 Bruce W. Dietsch and Diane G. Dietsch, 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.)

Lot(s): 1 SKAGIT COUNTY SHORT PLAT #97-0029

Tax Parcel Number(s): P113961 / 330202-2-001-1100,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018852
MAR 05 2018
Amount Paid $ 9739.82
Skagit Co. Treasurer
By HB Deputy

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STATUTORY WARRANTY DEED
(continued)

Dated: February 6, 2018

Robert C. Wischhusen

Deena K. Wischhusen

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Robert C. Wischhusen and Deena K. Wischhusen 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: February 8, 2018

Name: Lourea L Garka
Notary Public in and for the State of WA
Residing at: Lynnington
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 10-27-2018

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EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P113961 / 330202-2-001-1100

Lot 1 of Short Plat No. 97-0029, approved December 17, 1998, recorded December 17, 1998, in Volume 13 of Short Plats, Pages 193 and 194, under Auditor's File No. 9812170075, records of Skagit County, Washington; and being a portion of the Northeast 1/4 of the Northwest 1/4 of Section 2, Township 33 North, Range 2 East,
W.M.

Situated in Skagit County, Washington

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EXHIBIT "B"
Exceptions

1. Subject to Reservation contained in Deed recorded under Auditor's File Nos. 640581 and 640582;; Any law, ordinance of regulation of an Indian Tribe, or the effect of any violation of any such law, ordinance or regulation.

2. Reservation contained in Deed reserving an Easement for Ingress egress and utilities including the terms, covenants and provisions thereof

   Recording Date: April 19, 1976
   Recording No.: 833526

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, 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, or source of income, 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 on SHORT PLAT NO. 97-0029:

   Recording No: 9812170075

4. Covenants, Conditions and Restrictions contained in Deed Recorded August 21, 2001 under Auditors File No. 200108210104 including the terms, covenants and provisions thereof

   Buyer retains option to connect to existing well on Lot 4 (Easement agreement to be negotiated in good faith after closing if necessary)

   Item 1 would apply if Water Resource Protection Permit Application for separate well on Lot 1 is disapproved by Swinomish Indian Tribal Planning Department

   All timber on 30' non-exclusive easement for access and utilities on Lot 2 is owned by purchaser. Purchaser is not responsible for subject road improvement beyond proposed residential site requirement.

   Recording Date: August 21, 2001
   Recording No.: 200108210104

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

   Granted to: Puget Sound Energy, Inc.
   Purpose: *Utility Systems*
   Recording Date: November 20, 2001
   Recording No.: 200111200085
   Affects: The South 30 feet

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EXHIBIT "B"

Exceptions
(continued)

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