

When recorded return to:  
Patrick A. Sheriff, II and Maria E. Sheriff  
18870 Big Lake Ridge Place  
Mount Vernon, WA 98274



201803060117

Skagit County Auditor \$79.00  
3/6/2018 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.: 620031776

CHICAGO TITLE  
620031776

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Roger Helgeson and Kerri Helgeson, 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 Patrick A. Sheriff, II and Maria E. Sheriff, a married couple

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

Lot 7, "Big Lake Ridge", as per plat recorded in Volume 16 of plats, pages 8 and 9, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P106958/4639-000-007-0006

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018874  
MAR 06 2018

Amount Paid \$10,329.<sup>00</sup>  
Skagit Co. Treasurer  
By *[Signature]* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: February 22, 2018

X [Signature]  
Roger Helgeson

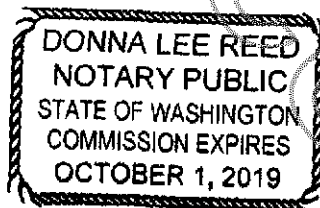
X [Signature]  
Kerri Helgeson

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Roger Helgeson and Kerri Helgeson  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 3/5/18

[Signature]  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Waukegan, WA  
My appointment expires: 10/1/2019



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: July 26, 1993  
Auditor's No.: 9307260075, records of Skagit County, Washington  
In favor of: Skagit County Sewer District No. 2  
For: Sewer mains  
Affects:

A 10-foot wide easement for sanitary sewer in a portion of Government Lot 9, Section 6, Township 33 North, Range 5 East of the Willamette Meridian, lying within the Easterly Half of that certain abandoned railroad right-of-way as *Quiet Titled by Skagit County Superior Court Case No. 87-2-00748-3*, dated November 8, 1988.

Said 10-foot strip to be 5 feet on either side of the following described line (side lines to be lengthened or shortened as necessary to conform with property lines).

Beginning at the Northeast corner of Lot 1 Skagit County Short Plat No. 91-097, approved May 12, 1992, and recorded May 13, 1992, in Volume 10 of Short Plats, page 82, under Auditor's File No. 9205130031, records of Skagit County, Washington; being a portion of Government Lot 9, Section 6, Township 33 North, Range 5 East of the Willamette Meridian;  
thence South 89°06'00" West a distance of 205.56 feet along the Northerly line of said Lot 1 and its Westerly projection to the true point of beginning of said line;  
thence South 30°22'03" East a distance of 19.91 feet;  
thence South 09°49'00" East a distance of 226.66 feet;  
thence South 09°06'02" East a distance of 400.03 feet;  
thence South 15°31'52" East a distance of 6.34 feet to the Westerly projection of the South line of said Lot 1, Skagit County Short Plat No. 91-097 and the terminus of said line.

(Said easement also shown on the face of the plat).

2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: September 17, 1993  
Auditor's No.: 9309170054, records of Skagit County, Washington  
In favor of: Skagit County Sewer District No. 2  
For: Sewer main  
Affects:

A 20-foot wide easement for sanitary sewer in a portion of Government Lot 9, Section 6, Township 33 North, Range 5 East of the Willamette Meridian, described as follows:

The North 20 feet of Lot 1, Skagit County Short Plat No. 91-097, approved May 12, 1992, and recorded May 13, 1992, in Volume 10 of Short Plats, page 82, under Auditor's File No. 9205130031, records of Skagit County, Washington; being a portion of Government Lot 9, Section 6, Township 33 North, Range 5 East of the Willamette Meridian.

AND ALSO a portion of the 100-foot wide railroad right-of-way, commonly known as the Northern Pacific Railway, running Northerly and Southerly through Government Lot 9, Section

## EXHIBIT "A"

### Exceptions (continued)

6, Township 33 North, Range 5 East of the Willamette Meridian, which lies Easterly of the centerline of said right-of-way and which lies between the Westerly extension of the North and South lines of said Lot 1, Skagit County Short Plat No. 91-097, described as follows:

Beginning at the Northwest corner of previously described Lot 1, Skagit County Short Plat No. 91-097;  
thence South 89°06'00" West a distance of 50.61 feet along the Westerly projection of the North line of said Lot 1 (also being the South line of that certain 30-foot wide street right-of-way shown on the face of Plat 1 of Sulphur Springs Lake Tracts recorded in Volume 5 of Plats, page 13, records of Skagit County, Washington), to the centerline of said Northern Pacific Railroad right-of-way;  
thence South 09°49'00" East a distance of 20.24 feet along the centerline of said Northern Pacific Railroad right-of-way to a point 20 feet South as measured perpendicular to, of the South margin of said 30-foot wide street right-of-way;  
thence North 89°06'00" East a distance of 50.61 feet parallel with the South margin of said 30-foot wide street right-of-way to the West line of said Lot 1, Skagit County Short Plat No. 91-097;  
thence North 09°49'00" West a distance of 20.24 feet along the West line of said Lot 1, Skagit County Short Plat No. 91-097 to the true point of beginning.

(Said easement also shown on the face of the plat).

#### Release of Easement;

Recording Date: August 12, 1996  
Recording No.: 9608120116

3. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: August 8, 1994  
Auditor's No.: 9408080068, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects:

EASEMENT NO. 1: All streets and road right-of-ways as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

EASEMENT NO. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel with and coincident with the boundaries of all private/public street and road rights-of-way.

Said easement also shown on the face of the plat.

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or

## EXHIBIT "A"

### Exceptions (continued)

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 BIG LAKE RIDGE:

Recording No: 9410280082

5. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: August 12, 1996

Auditor's No.: 9608120117, records of Skagit County, Washington

In favor of: Skagit County Sewer District No. 2

For: Sewer mains

Affects:

A 20-foot wide easement for sanitary sewer in a portion of the 100-foot wide railroad right-of-way, commonly known as the Northern Pacific Railway running Northerly and Southerly, through Government Lot 9 of Section 6, Township 33 North, Range 5 East of the Willamette Meridian, which lies Easterly of the centerline of said right-of-way and which lies between the Westerly extension of the North and South lines of Lot 1, Skagit County Short Plat No. 91-097, approved May 12, 1992, and recorded May 13, 1992, in Volume 10 of Short Plats, page 82, under Auditor's File No. 9205130031, records of Skagit County, Washington; being a portion of Government Lot 9, Section 6, Township 33 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of previously described Lot 1, Skagit County Short Plat No. 91-097;

thence South 89°06'00" West a distance of 50.61 feet along the Westerly projection of the North line of said Lot 1 (also being the South line of that certain 30-foot wide street right-of-way shown on the face of Plat 1 of Sulphur Springs Lake Tracts recorded in Volume 5 of Plats, page 13, records of Skagit County, Washington), to the centerline of said Northern Pacific Railroad right-of-way;

thence South 09°49'00" East a distance of 20.24 feet along the centerline of said Northern Pacific Railroad right-of-way to a point 20 feet South, as measured perpendicular to, of the South margin of said 30 foot wide street right-of-way;

thence North 89°06'00" East a distance of 501.61 feet parallel with the South margin of said 30-foot wide street right-of-way to the West line of said Lot 1 of Skagit County Short Plat No. 90-097;

thence North 09°49'00" West a distance of 20.24 feet along the West line of said Lot 1, Skagit County Short Plat No. 91-097 to the true point of beginning.

6. 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

Recorded: May 15, 1926

## EXHIBIT "A"

Exceptions  
(continued)

Auditor's No.: 194209, records of Skagit County, Washington  
From: Bass Lumber Company, a Washington corporation, and H.O. Peters and  
Gertrude Peters, husband and wife  
As Follows: Subject to the right of entry to take and remove all petroleum, gas, oil,  
coal, or other valuable minerals in said property

7. Terms and conditions of plat approval;  
Recorded: October 25, 1994  
Auditor's No.: 9410250040, records of Skagit County, Washington
8. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: November 3, 1994  
Auditor's No(s): 9411030057, records of Skagit County, Washington  
Executed By: Rick Holt and Shelley Holt, and Nancy Nelson, a single person

### AMENDED by instrument(s):

Recorded: April 26, 1995 and April 30, 1996  
Auditor's No(s): 9504260084 and 9604300113, records of Skagit County, Washington

9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;  
Recorded: November 3, 1994, April 26, 1995, and April 30, 1996  
Auditor's No.: 9411030057, 9504260084 and 9604300113, records of Skagit County, Washington  
Imposed By: Big Lake Ridge Homeowners Association
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by Big Lake Ridge Homeowner's Association.
12. Assessments, if any, levied by Dues, charges, and assessments, if any, levied by Skagit County Sewer District No. 2..