

When recorded return to:  
Emily R. Dyer  
10450 Sterling Road  
Sedro Woolley WA 98284



Skagit County Auditor \$77.00  
4/2/2018 Page 1 of 4 3:45PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620033963

**CHICAGO TITLE**  
**020033963**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jacob R. Sherwood and Chelsea K. Sherwood, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Emily R. Dyer, an unmarried woman

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. SW NE, 27-35-04 E.W.M.

Tax Parcel Number(s): P37774 / 350427-0-050-0003

Subject to:

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

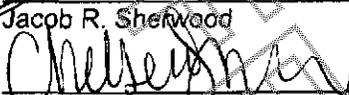
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20181302  
APR 02 2018

Amount Paid \$ 5523.<sup>00</sup>  
Skagit Co. Treasurer  
By *Mdm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 26, 2018

  
\_\_\_\_\_  
Jacob R. Sherwood  
  
\_\_\_\_\_  
Chelsea K. Sherwood

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Jacob R. Sherwood and Chelsea K. Sherwood 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: March 30, 2018

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

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

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P37774 / 350427-0-050-0003**

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That portion of the Southwest Quarter of the Northeast Quarter of Section 27, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 27;  
Thence South 89°43'00" West along the South line of said Southwest Quarter of the Northeast Quarter, a distance of 52.33 feet to the West line of the Sterling County Road;  
Thence North 0°17'40" West along the West line of the Sterling County Road, a distance of 197.79 feet to a point which is the true point of beginning;  
Thence continuing North 0°17'40" West along said West line of said County Road, a distance of 90.00 feet;  
Thence South 89°42'20" West, a distance of 200 feet;  
Thence South 0°17'40" East, a distance of 90.00 feet;  
Thence North 89°42'20" East, a distance of 200 feet to the true point of beginning.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Exceptions and reservations as contained in Deed;  
From: W.M. Lindsey and Emma S. Lindsey, his wife  
Recorded: April 7, 1902  
Auditor's No.: 39505, records of Skagit County, Washington  
As Follows: Excepting and reserving from this conveyance all petroleum, gas, coal, and other valuable minerals, with right of entry to take and remove the same.
  
2. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 1956  
Auditor's No(s): 533888, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
  
4. Easement, including the terms and conditions thereof, conveyed by instrument(s);  
Recorded: March 30, 1967  
Auditor's No(s): 696728, records of Skagit County, Washington  
For: Highway purposes
  
5. City, county or local improvement district assessments, if any.