

When recorded return to:  
Scott Friedl and Elizabeth Friedl  
425 Commercial Street  
Mount Vernon, WA 98273



Skagit County Auditor \$79.00  
4/6/2018 Page 1 of 6 12:02PM

POOR ORIGINAL

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620033237

CHICAGO TITLE  
620033237

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Elias S. Natsiopoulos, 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 Scott Friedl and Elizabeth Friedl, 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. S1/2, 12-35-05E, W.M. aka lot 77 Noretpe Survey 8910230031

Tax Parcel Number(s): P38944 / 350512-4-005-0015

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20181377  
APR 06 2018

Amount Paid \$ 1874.00  
Skagit Co. Treasurer  
By HB Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: February 23, 2018

*Elias Natsopoulos by Phillip E. Natsopoulos - attorney in fact*  
Elias S. Natsopoulos, by  
Phillip E. Natsopoulos, his Attorney in Fact

State of Washington

County of Pierce

I certify that I know or have satisfactory evidence that Phillip E. Natsopoulos is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Power of Attorney of Elias S. Natsopoulos to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2-24-2018

Notary Public  
State of Washington  
Michael D Van Wagner  
My Commission Expires 05/01/2021

*Michael D. Van Wagner*  
Name: Michael D. Van Wagner, Lc.  
Notary Public in and for the State of Washington  
Residing at: Woodinville  
My appointment expires: 5-1-2021

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P38944 / 350512-4-005-0015**

The West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 12, Township 35 North, Range 5 East, Willamette Meridian; EXCEPT the East 150 feet of that portion thereof lying Northerly of an unnamed creek.

ALSO that portion of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 12 lying Southerly of the unnamed creek.

ALSO that portion of the Southeast 1/4 of the Southwest 1/4 of said Section 12, described as follows:

Beginning at the Southeast corner of said Southeast 1/4 of the Southwest 1/4; thence North 89° 51' 51" West along the South line of said subdivision, a distance of 43.50 feet; thence North 1° 37' 28" East, a distance of 1333.77 feet, more or less, to the Northeast corner of said subdivision; thence along the East line of said subdivision, a distance of 1333.35 feet, more or less, to the point of beginning.

AND TOGETHER WITH non-exclusive easements for ingress, egress and utilities, as created in instrument recorded under Auditor's File Nos. 8902210090 and 8910230016, records of Skagit County, Washington. (Also known as Tract 77)

EXCEPT FROM ALL OF THE ABOVE any portion thereof lying within the boundaries of the Bacus Hill County Road.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 28, 1988  
Auditor's No(s): 8801280037, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Southerly 15 feet of said premises
  
2. Easement, including the terms and conditions thereof, reserved by instrument;  
Recorded: October 23, 1989  
Auditor's No.: 8910230016, records of Skagit County, Washington  
In favor of: Noretap, a Washington general partnership  
For: Utility and roadway for ingress, egress, road right-of-way purposes, together with utility easement, telephone line, and storm sewer  
Affects: The Northerly, Westerly and Southerly portions of said premises

Said instrument is a re-recording of instrument (s);

Recorded: February 21, 1989

Auditor's File No(s): 8902210090, records of Skagit County, Washington

Said easement contains, among other things, provisions for maintenance by the common users.

3. 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: February 24, 1943  
Auditor's No.: 359932, records of Skagit County, Washington  
Executed By: Will B. Ellis, Treasurer of Skagit County, Washington  
Affects: That portion of said premises lying within the North three-fourth of said Section 12  
As Follows: Reserving all roads and railroad grades, if any, over and across above described lands
  
4. 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

## EXHIBIT "B"

### Exceptions (continued)

Recorded: October 11, 1988  
Auditor's No.: 8810110042; records of Skagit County, Washington  
Executed By: Noretap, a general partnership  
As Follows:

All minerals of every nature whatsoever, including, but not limited to, coal, uranium, iron, natural gas, and oil upon or under the property. Together with the right to the use of such part of the surface as may be reasonably necessary for the purpose of exploring for (by geological, geophysical, or other methods) drilling for, mining, extracting, and removing the same; provided however, that the land owner shall be paid at the time or times such mining operations are commenced, the then fair market value of such portion of the surface as may be used for such operations, including any improvements thereon.

5. 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: October 23, 1989  
Auditor's No(s): 8910230016, records of Skagit County, Washington

Said instrument is a re-recording of instrument (s);

Recorded: February 21, 1989  
Auditor's File No(s): 8902210090, records of Skagit County, Washington

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines; notes and statements, 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 SURVEY:

Recording No: 8910230031

7. 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: April 16, 2002  
Recording No.: 200204160016

8. 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

**EXHIBIT "B"**

Exceptions  
(continued)

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.

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

Granted to: Puget Sound Power and Light Co..  
Purpose: underground electric transmission and/or distribution system  
Recording Date: June 9, 1989  
Recording No.: 8906090006

10. Reservations and/or Exceptions contained in instrument including the terms, covenants and provisions thereof

Recording Date: January 1, 1989  
Recording No.: 8909290056

11. Declaration of Covenant requiring private maintenance of approved private road and dedication to County when required, including the terms, covenants and provisions thereof

Recording Date: October 30, 1989  
Recording No.: 8910300086

12. Reservations and/or exceptions contained in instrument including the terms, covenants and provisions thereof

Recording Date: November 18, 1986  
Recording No.: 8611180012

13. Declaration of Covenant including the terms, covenants and provisions thereof

Recording Date: April 19, 1990  
Recording No.: 9004190004

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

15. Assessments, if any, levied by Bacus Road Maintenance.