

When recorded return to:  
Michael D. Lowe  
PO Box 1083  
Newcastle, CA 95658



Skagit County Auditor \$80.00  
4/23/2018 Page 1 of 7 1:56PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620034294

CHICAGO TITLE  
620034294

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Charles M. Stewart and Joanne M. Stewart, husband and wife and Nancy J. Ellis and Joanne M. Stewart, as Personal Representatives of the Estates of Eugene A. Swanson and Marie E. Swanson, both deceased and Keith M. Swanson, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Michael D. Lowe, an unmarried person

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

Lot 22, PLAT OF SUNRISE RIDGE NO. 2, according to the plat thereof recorded in Volume 15 of Plats, pages 51 through 53, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P102640 / 4588-000-022-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20181633  
APR 23 2018

Amount Paid \$ 4,971.<sup>20</sup>  
Skagit Co. Treasurer:  
By *mm* Deputy

**EXHIBIT "A"**

Exceptions  
(continued)

Dated: April 17, 2018

x Charles M. Stewart by Joanne M. Stewart  
Charles M. Stewart by Joanne M. Stewart, his attorney in fact

x Joanne M. Stewart  
Joanne M. Stewart

Nancy J. Ellis and Joanne M. Stewart, as Personal Representatives of the Estates of Eugene A. Swanson and Marie E. Swanson, both deceased

BY: Nancy J. Ellis  
Nancy J. Ellis

BY: Joanne M. Stewart  
Joanne M. Stewart

x Keith M. Swanson  
Keith M. Swanson

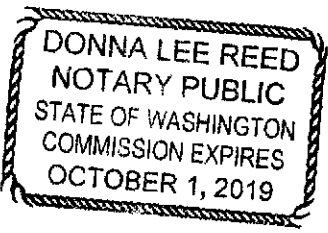
x Jean Marie Swanson  
Jean Marie Swanson

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Joanne M. Stewart and Nancy J. Ellis is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representatives of the Estate of Eugene A. Swanson and Marie E. Swanson to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4/19/18



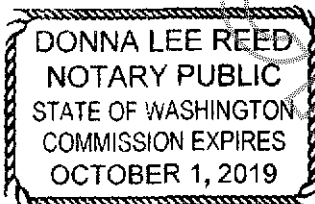
Donna Lee Reed  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Marysv. W. WA  
My appointment expires: 10/1/2019

**STATUTORY WARRANTY DEED**  
(continued)

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Joanne M. Stewart is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/19/18

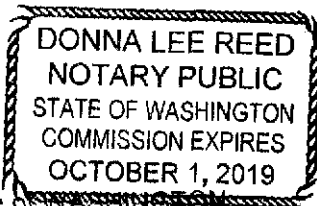


*Donna Lee Reed*  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Marysville, WA  
My appointment expires: 10/1/2019

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Keith M. Swanson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/19/18

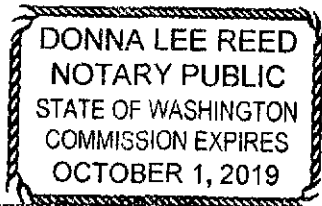


*Donna Lee Reed*  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Marysville, WA  
My appointment expires: 10/1/2019

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Jean Marie Swanson is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/18/19



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

**STATUTORY WARRANTY DEED**  
(continued)

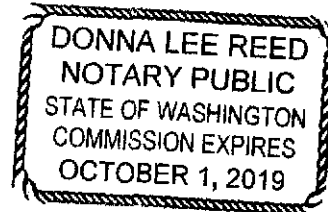
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Joanne M. Stewart is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Charles M. Stewart and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/19/18

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



**EXHIBIT "A"**  
Exceptions

1. 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: April 10, 1936  
Auditor's No.: 277935, records of Skagit County, Washington  
Executed By: W.A. McKenna and Ethel McKenna, husband and wife  
As Follows: Excepting and reserving all the oil, gas and mineral rights connected with or appertaining to the above described land. The Grantors shall give the right at any time to go on the said property for the purposes of mining or taking minerals, oil, and gas from said property. The Grantors shall further have the right to use any or all of said lands that are necessary in these operations with the full rights of ingress and egress and shall pay Grantors for all damages done to buildings or crops thereon.
  
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 3, 1948  
Auditor's No(s).: 424533, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
  
Note: Exact location and extent of easement is undisclosed of record.
  
3. Agreement, including the terms and conditions thereof; entered into;  
By: Maxine Nelson, individually and as Trustee under Living Trust of Fred C. Rose and Ella M. Rose, husband and wife, and Daniel L. Nelson and David E. Nelson, beneficiaries under said trust  
And Between: Lulu Belle Lanning, as her separate property and Betty L. Burt and Charles W. McClelland, as Trustees under Living Trust dated the 31st day of March 1971, and Charles M. Stewart and Joanne M. Stewart, husband and wife; Gerald F. Ellis and Nancy J. Ellis, husband and wife; Eugene A. Swanson and Marie E. Swanson, husband and wife; and Keith M. Swanson and Teresa A. Swanson, husband and wife  
Recorded: October 14, 1980  
Auditor's No.: 8010140037, records of Skagit County, Washington  
Providing: Exchange and Easement Agreement
  
4. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: November 6, 1981  
Auditor's No.: 8111060019, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County  
For: Right to lay, maintain, operate, relay and remove at any time a pipe or pipes, line or lines for the transportation of water, and if necessary to erect, maintain, operate

## EXHIBIT "A"

### Exceptions (continued)

and remove said lines, with right of ingress and egress to and from the same  
Affects: Portion lying within Sherman Lane

5. 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 SKAGIT COUNTY SHORT PLAT NO. 103-80:

Recording No: 8103260002

6. 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 SKAGIT COUNTY SHORT PLAT NO. 39-86:

Recording No: 8612160012

7. Agreement, including the terms and conditions thereof, entered into;  
By: Public Utility District No. 1 of Skagit County  
And Between: Swanson, Swanson, Ellis and Swanson  
Recorded: April 9, 1987  
Auditor's No.: 8704090028, records of Skagit County, Washington

8. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: June 7, 1988  
Auditor's No(s): 8806070056, 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: Said easement, the exact location and extent of said easement is  
undisclosed of record

9. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: January 4, 1991  
Auditor's No.: 9102200052, 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: Right-of-way 1: All streets as constructed or to be constructed within the above described property. (This clause to become null and void when said streets are

## EXHIBIT "A"

Exceptions  
(continued)

dedicated to the public). The exterior 10 feet parallel with the adjoining the streets frontage of all lots and tracts said lots and tracts as delineated on the final approved Plat of Sunrise Ridge No. 2. Right-of-way 2: Being located as constructed or to be constructed on the above delineated property more particularly Plat of Sunrise Ridge No. 2 that is approximately 5 feet Northerly of the Northerly Southeasterly corner thereof; thence Westerly approximately 135 feet; thence South 10 feet to its terminus.

10. 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 PLAT OF SUNRISE RIDGE NO. 2:

Recording No: 9209030002

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