

When recorded return to:
Lisa Anne Bejvl
P.O. Box 367
Darrington, WA 98241



201805170078

05/17/2018 02:04 PM Pages: 1 of 4 Fees: \$77.00
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 2052
MAY 17 2018

Amount Paid \$ 2319.00
Skagit Co. Treasurer
By *BJ* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500070436

CHICAGO TITLE
500070436

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steve Gladsjo, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Lisa Anne Bejvl, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
Tract 6, SKAGIT COUNTY SHORT PLAT NO. 133-79, entitled "Eagle Ridge", approved July 5, 1979, and recorded July 5, 1979, in Volume 3 of Short Plats, page 135, under Auditor's File No. 7907050011, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Northwest Quarter of Section 33, Township 33 North, Range 10 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P18905 / 331033-2-002-0608

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 14, 2018

Steve Gladsjo
Steve Gladsjo

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Steve Gladsjo 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: May 16, 2018

Don Graham
Name: Don Graham
Notary Public in and for the State of WA
Residing at: Bothell, WA
My appointment expires: 4-9-21

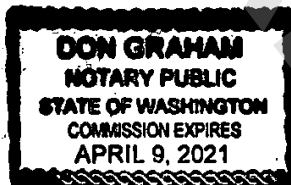


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: October 6, 1978
Auditor's No.: 888939, records of Skagit County, Washington
In favor of: Weyerhaeuser
For: 60-foot strip for ingress, egress, and utilities
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
2. Easement, including the terms and conditions thereof, reserved by instrument;
Recorded: July 27, 1978
Auditor's No.: 884374, records of Skagit County, Washington
In favor of: Simpson Timber Company
For: Right-of-way over existing road
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: December 20, 1974
Auditor's No.: 804073, records of Skagit County, Washington
In favor of: Department of Natural Resources
For: 60-foot right-of-way

Note: Exact location and extent of easement is undisclosed of record.
4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: December 19, 1979
Auditor's No.: 7912190026, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Snohomish County
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A portion of said premises and other property
5. 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 SKAGIT COUNTY SHORT PLAT NO. 133-79:

Recording No: 7907050011

EXHIBIT "A"

Exceptions
(continued)

6. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, 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: July 24, 1979
Auditor's No.: 7907240065, records of Skagit County, Washington
Executed by: Simpson Properties, Inc.

NOTE: Said declaration is a re-recording of Auditor's File No. 7907100050, records of Skagit County, Washington.

7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: July 24, 1979
Auditor's No.: 7907240065, records of Skagit County, Washington

NOTE: Said declaration is a re-recording of Auditor's File No. 7907100050, records of Skagit County, Washington.

8. Grant and Conveyance of Water Well Easement and Joint Water Usage Agreement and the terms and conditions thereof;

Recording Date: June 6, 2002
Recording No.: 200206060026

9. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands and the terms and conditions thereof;

Recording Date: June 6, 2002
Recording No.: 200206060027

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

Granted to: Brian W. Allison, a single man
Purpose: Setback
Recording Date: May 20, 2015
Recording No.: 201505200023
Affects: Portion of said premises

11. Assessments, if any, levied by Eagle Ridge Property Owner's Association.

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