

When recorded return to:

Pamela Jean Calvo and William Kenneth Calvo
PO Box 3641
Everett, WA 98213



201806070035

06/07/2018 01:52 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034041

CHICAGO TITLE
620034041

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey W. Randell and Jennifer L. Randell, 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 Pamela Jean Calvo and William Kenneth Calvo, wife and
husband

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, 10-35N-03E W.M.

Tax Parcel Number(s): P34010 / 350310-1-007-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 2440

JUN 07 2018

Amount Paid \$ **10,062.⁰⁰**

Skagit Co. Treasurer

By **HJB**

Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 17, 2018

Jeffrey W. Randell
Jeffrey W. Randell
Jennifer L. Randell
Jennifer L. Randell

State of WA
County of SKAGIT

I certify that I know or have satisfactory evidence that Jeffrey W. Randell Jennifer L. Randell
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: June 7, 2018

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

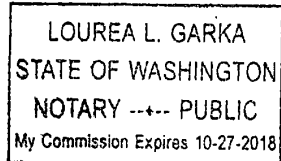


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P34010 / 350310-1-007-0005

That portion of the Southwest quarter of the Northeast quarter of Section 10, Township 35 North, Range 3 East, W.M., lying East of Thomas Road, currently 40 feet in width, being described more particularly as follows:

Beginning at the intersection with the East line of Thomas Road and the South line of the Southwest quarter of the Northeast quarter of said Section 10;
Thence South 89°21'45" East along the South line of said subdivision for 536.93 feet;
Thence North 00°07'47" West parallel with the West line of said subdivision for 554.51 feet to the true point of beginning of this property description;
Thence continuing North 00°07'47" West parallel with the West line of said subdivision for 350.99 feet, more or less, to the South line of the North 429 feet of the Southwest ¼ of the Northeast ¼ of said Section 10;
Thence North 89°30'46" West along the South line of said North 429 feet for 536.91 feet, more or less, to the East line of Thomas Road;
Thence South 00°07'47" East along the East line of said road for 350.99 feet;
Thence South 89°30'46" East a distance of 536.91 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

Exceptions

1. Covenants, conditions, easements and restrictions, contained in the following instrument;
Recording Date: April 20, 2006
Recording No.: 200604200079
2. Notice re; Bylaws and Service Area, including the terms, covenants and provisions thereof;
Recording Date: November 16, 2009
Recording No.: 200911160063
3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by Blanchard-Edison Water Association.
5. The Land has been classified as Farm and Agricultural and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:
Recording Date: March 10, 2018, February 26, 1980, February 10, 2005 and April 4, 2006
Recording No.: 762812, 8002260025, 200502100062 and 200604040097

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.