



201806210043

08/21/2018 11:28 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

When recorded return to:

Jacob R. Sherwood and Chelsea K. Sherwood
8664 Timberland Court
Concrete, WA 98237

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 2688
JUN 21 2018

Amount Paid \$ 7570.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

CHICAGO TITLE CO.

620034988

Escrow No.: 620034988

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joann Walker, an unmarried woman

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

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

Lot 3, FOREST PARK ESTATES, according to the plat thereof recorded February 11, 2009 under Auditor's File No. 200902110084, records of Skagit County, Washington.

Situated in Skagit County Washington.

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

Tax Parcel Number(s): P128273 / 4980-000-003-0000,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: June 18, 2018
Joann WalkerState of Washington
County of Pacific

I certify that I know or have satisfactory evidence that

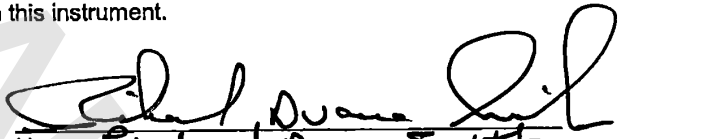
Joann Walker
is the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/hers/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: 6-18-18
Name: Richard Duane Smith
Notary Public in and for the State of Washington
Residing at: 12 Hutton Dr Seattle WA
My appointment expires: 3-15-22

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 1, 1921
Auditor's No.: 148894, records of Skagit County, Washington
Executed By: State of Washington
Affects: Northeast Quarter of the Southeast Quarter of Section 16-35N-7E
As Follows:

Right of State of Washington or it's successor, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses, or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.
2. Matters disclosed on Survey:
Recorded: January 31, 1986
Volume/Page: Volume 6 of Surveys, page 182
Auditor's File No.: 8601310003
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: April 20, 1987
Auditor's No(s): 8704200015, records of Skagit County, Washington
In favor of: State of Washington, acting by and through the Department of Natural Resources
For: The purpose of construction, reconstruction, use and maintenance of a road or roads for the purpose of hauling forest products and other valuable materials
Affects: Easement upon, over and along rights of way thirty (30) feet in width over and across the Northeast Quarter and Southeast Quarter
4. 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. 91-099:

Recording No: 9305280027

EXHIBIT "A"Exceptions
(continued)

5. Terms, conditions, and restrictions of that instrument entitled Variance;
Recorded: August 11, 1998; August 26, 1998
Auditor's No(s): 9808110003; 9808260025, records of Skagit County, Washington
6. Terms, conditions, and restrictions of that instrument entitled Title Notification;
Between: Skagit County
And: Louis Requa et al
Recorded: August 23, 2002
Auditor's No(s): 200208230147, records of Skagit County, Washington
Affects: This parcel lies within an area or within 500 feet of land designated as
natural resource land
7. 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 FOREST PARK ESTATES:

Recording No: 200902110084
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: July 17, 2006
Recording No.: 200607170156
9. Plat Lot of Record Certification

Recording Date: February 11, 2009
Recording No.: 200902110085
10. Terms, conditions, and restrictions of that instrument entitled Maintenance Declaration;
Auditor's No(s): 200902110086, records of Skagit County, Washington
11. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;

EXHIBIT "A"

Exceptions
(continued)

Recorded: February 11, 2009
Auditor's No(s): 200902110087, records of Skagit County, Washington
Executed By: Forest Park Estates, LLC

12. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: February 11, 2009
Auditor's No(s): 200902110087, records of Skagit County, Washington
Imposed By: Forest Park Estates Homeowner's Association
13. City, county or local improvement district assessments, if any.
14. Liability to future assessments, if any, levied by Forest Park Estates Homeowners Association.