

POOR ORIGINAL

When recorded return to:  
Paul T. Newman  
302-1467 Best St  
White Rock, BC V4B 4E5 CANADA



201806250164

06/25/2018 11:25 AM Pages: 1 of 7 Fees: \$105.00  
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Escrow No.: 245401960

CHICAGO TITLE  
620033914

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Sather Flynn, a married person, as his separate estate and De Lois Fox, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Paul T. Newman, an unmarried person

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

Lot(s): 1 and ptn 3 Skagit County Short Plat 97-0069

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

Tax/Map ID(s): 360322-3-007-0014 360322-3-007-0105

Tax Parcel Number(s): P48072, P48073, 360322-3-007-0014, 360322-3-007-0105

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20182746

JUN 25 2018

Amount Paid \$ 10,871.90  
Skagit Co. Treasurer  
By *mm* Deputy

Dated: June 18, 2018

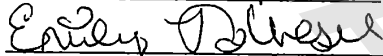
  
Sather Flynn

State of WASHINGTON

County of Chatham

I certify that I know or have satisfactory evidence that Sather Flynn 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: June 18, 2018

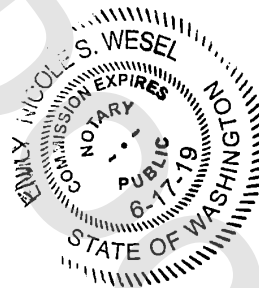


Name: Emily Nicole Wesel

Notary Public in and for the State of Washington

Residing at: Barre

My appointment expires: 06/17/2019



De Lois Fox  
De Lois Fox

State of California  
County of San Diego

I certify that I know or have satisfactory evidence that De Lois Fox 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: 6-20-18

Jan Stittsworth  
Name: Jan Stittsworth  
Notary Public in and for the State of California  
Residing at: Oceanside, CA  
My appointment expires: 5-10-2020



**SCHEDULE A**

**For APN/Parcel ID(s): P48072 / 360322-3-007-0014 and P48073 / 360322-3-007-0105**

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**PARCEL A:**

Lot 1, SKAGIT COUNTY SHORT PLAT NO. 97-0069, approved February 1, 2000, and recorded February 4, 2000, under Auditor's File No. 200002040101, records of Skagit County, Washington; being a portion of the East Half of the Southwest Quarter of Section 22, Township 36 North, Range 3 East of the Willamette Meridian;

TOGETHER WITH that portion of Lot 3, Skagit County Short Plat No. 97-0069, approved February 1, 2000, and recorded February 4, 2000, under Auditor's File No. 200002040101, records of Skagit County, Washington, more particularly described as follows:

Commencing at the most Southerly corner of Lot 1 of said Skagit County Short Plat No. 97-0069;  
Thence North 52°34'10" West along the Southwesterly line of said Lot 1 a distance of 224.95 feet to the Westerly corner of said Lot 1;  
Thence South 10°39'25" East a distance of 200.29 feet;  
Thence South 64°19'30" East a distance of 63.10 feet;  
Thence North 44°05'40" East a distance of 121.76 feet to the point of beginning.

**PARCEL B:**

Easement for ingress, egress and utilities as delineated on Skagit County Short Plat No. 97-0069, approved February 1, 2000, and recorded February 4, 2000, under Auditor's File No. 200002040101, records of Skagit County, Washington; being a portion of the East Half of the Southwest Quarter of Section 22, Township 36 North, Range 3 East of the Willamette Meridian.

ALL situated in Skagit County, Washington

## SCHEDULE B

1. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: October 4, 1912  
Auditor's No.: 93119, records of Skagit County, Washington  
In favor of: Pacific Telephone and Telegraph  
For: Telephone lines together with necessary appurtenances  
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: July 10, 1998  
Auditor's No.: 9807100056, records of Skagit County, Washington  
In favor of: The United States of America  
For: Ingress and egress  
Affects: The South 60 feet of the Southwest Quarter of said Section 22, lying East of the Burlington Northern Railroad right-of-way and together with the South 60.00 feet of the West 925.74 feet of the Southeast Quarter of said Section 22
3. Terms and conditions of that Variance No. 05-99-0269;  
Recorded: July 7, 1999  
Auditor's No.: 9907070071, records of Skagit County, Washington
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: July 13, 1999  
Auditor's No(s): 9907130002, records of Skagit County, Washington  
In favor of: Skagit County  
For: Ingress and egress  
Affects: The South 60 feet of the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter
5. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: December 27, 2000  
Auditor's No(s): 200012270032, records of Skagit County, Washington  
In favor of: Bert Hasselberg  
For: Ingress and egress  
Affects: A 60 foot strip along the Northerly boundary of said premises
6. Terms, conditions and restrictions of that Protected Critical Area Easement;  
Recorded: February 4, 2000  
Auditor's No.: 200002040104, records of Skagit County, Washington

### SCHEDULE B

7. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: February 4, 2000  
 Auditor's No(s): 200002040102, records of Skagit County, Washington  
 In favor of: Skagit County  
 For: Conservation purposes  
 Affects: Portion of Lot 3 of said short plat in the East Half of the Southwest Quarter of Sec. 22, T36N, R3EWM
  
8. Easement delineated on the face of said Skagit County Short Plat No. 97-0069;  
 For: Ingress, egress and utilities  
 Affects: A strip running Northwesterly from the most Westerly corner of Lot 1 of said short plat to Washington Street
  
9. 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. 97-0069:  
  
 Recording No: 200002040101, records of Skagit County, Wa
  
10. Pollution control area delineated on the face of said short plat;  
 Located: Within 100 feet of well as shown
  
11. Covenants, conditions, and restrictions contained in instrument, 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: June 15, 2001  
 Auditor's No.: 200106150077  
 Executed By: Delois Fox and Scott McMurchie, husband and wife  
  
 Note: The following restriction is required by Skagit County Planning Department:  
  
 Residential development rights and certain non-agricultural uses of the parcel defined in the boundary line adjustment have been exhausted through granting of a conservation easement recorded under Skagit County Auditor's File No. 200002040102.
  
12. Title Notification - Special Flood Hazard Area  
  
 Recording Date: October 29, 2003  
 Recording No.: 200310290118, records of Skagit County, Wa

**SCHEDULE B**

(continued)

13. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands

Recording Date: October 29, 2003

Recording No.: 200310290117, records of Skagit County, Wa

14. Accessory Dwelling Unit

Recording Date: September 24, 2003

Recording No.: 200309240103, records of Skagit County, Wa