



201806260001

06/26/2018 08:48 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

WHEN RECORDED RETURN TO:
Name: Anthony Brothers and Kaarin M. Brothers
Address: 56548 Sturgeon Road
Darrington, WA 98241

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 2767
JUN 26 2018

Land Title and Escrow

01-165910-0

Amount Paid \$5,701.⁰⁰
Skagit Co. Treasurer
By *MAM* Deputy

Escrow Number: 738945RT
Filed for Record at Request of: Rainier Title, LLC

D18938

STATUTORY WARRANTY DEED

THE GRANTOR(S), Donald R. Nachtigal and Linda K. Nachtigal, who also incorrectly acquired title as Linda R Nachtigal, a married couple, for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Anthony Brothers and Kaarin M. Brothers, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington:

PARCEL "A":

The South 209.0 feet of the West 209.0 feet of the following described tract:
The South 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 33, Township 33 North, Range 10 East, W.M., EXCEPT the West 4 acres thereof.

TOGETHER WITH an easement for ingress, egress and utilities over and across the West 20 feet, EXCEPT the South 209 feet thereof, of the following described tract:

The South 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 33, Township 33 North, Range 10 East, W.M., EXCEPT the West 4 acres thereof.
Situate in the County of Skagit, State of Washington.

PARCEL "B":

The East 208.42 feet of the West 417.42 feet of the South 209 feet of the following described tract:
The South 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 33, Township 33 North, Range 10 East, W.M., EXCEPT the West 4 acres thereof.
Situate in the County of Skagit, State of Washington.

PARCEL "C":

The West 153.11 feet of the following described tract:
The South 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 33, Township 33 North, Range 10 East, W.M., lying South of Sturgeon Road, EXCEPT the West 4 acres thereof, and the South 209.00 feet thereof.
Situate in the County of Skagit, State of Washington.

Signature and Notary follow on next page

Situate in the County of Skagit, State of Washington.

Subject to: See attached Exhibit A, which is made a part hereof by this reference.

Abbreviated Legal: Ptn SW 1/4 SE 1/4, 33-33-10 E W.M.

Tax Parcel Number(s): P18938

Dated: June 20, 2018

Signature and Notary follow on next page

This page is attached to and made a part of the Statutory Warranty Deed

Donald R. Nachtigal
Donald R. Nachtigal

Linda K. Nachtigal
Linda K. Nachtigal

STATE OF Washington

ss.

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that **Donald R. Nachtigal and Linda K. Nachtigal** is/are the person(s) who appeared before me, and said person acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: *June 22, 2018*

[Signature]

Name: *Liliya Bagley*
Notary Public, in the State of *WA*
Residing in *Bellevue*
My Commission Expires: *6.29.2019*

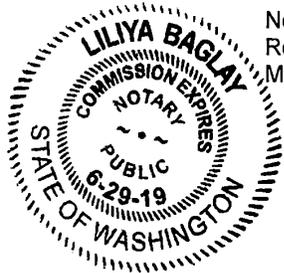


Exhibit A**Subject To:**

Schedule "B-1"

01-165910-O

EXCEPTIONS:

- A. Reservation of all coal and other minerals as contained in deed from W. M. Lindsey and Emma S. Lindsey, husband and wife, recorded April 24, 1900 in Volume 38 of Deeds, page 519.
- B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
Grantee: P.U.D. No. 1 of Snohomish County
Purpose: For the construction of a single line of poles
Area Affected: Easement portion
Dated: Not disclosed
Recorded: December 9, 1952
Auditor's No.: 482803
- C. The right to use a 1/3 of the waters of Gravel Creek for irrigation and domestic use as granted to Mabel Bryson in an instrument recorded November 2, 1942, under Auditor's File No. 357189, reference to the record hereby being made for full particulars.
- D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
Grantee: Public Utility District No. 1 of Snohomish County
Purpose: The right, privilege, and authority to construct, erect, alter, improve, repair, operate and maintain an electric transmission and distribution line, consisting of a single line of poles and/or structures with necessary braces, guys and anchors, and to place or allow or permit to be placed and operated upon or suspend from such poles and/or structures, transmission, distribution and signal wires, insulators, cross-arms, transformers, telephone or telegraph communication wires, and other necessary or convenient appurtenances.
Area Affected: As now staked and located or as hereafter may be relocated or extended by mutual consent of the parties hereto
Dated: July 20, 1972
Recorded: July 28, 1972
Auditor's No.: 771789
- E. MATTERS DISCLOSED BY RECORD OF SURVEY:
FILED: Volume 8 of Surveys, page 46
AUDITOR'S NO.: 8808230083

F. Terms and conditions of Special Use Permit No. 88-013, and modification thereof as Administrative Special Use Request PL02-0468, which allows the placement of a temporary mobile home on the subject property.

G.EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SHOWN IN THE DOCUMENT, AND THE TERMS AND CONDITIONS THEREOF:

Recorded: September 8, 1942
Auditor's No.: 355408

The exact location and extent of said easement is not disclosed of record.

H.EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT, AND THE TERMS AND CONDITIONS THEREOF:

Purpose: Water lines for domestic use
Recorded: January 24, 1974
Auditor's No.: 795933

The exact location and extent of said easement if not disclosed of record.

I.RESERVATIONS AND RECITALS CONTAINED IN THE DEED AS SET FORTH BELOW:

Grantor: W.M. Lindsey and Emma s. Lindsey, his wife
Recorded: April 24, 1900
Auditor's No.: 33240

Said document provides for, among other things, the following:
All coal and other minerals are reserved and excepted from this conveyance.

J.RESERVATIONS AND RECITALS CONTAINED IN DEED AS SET FORTH BELOW:

Grantor: The Sound Timber Company
Recorded: February 9, 1948
Auditor's No.: 148848

K.COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS, CONTAINED IN THE FOLLOWING INSTRUMENT:

Recorded: March 3, 1981
Auditor's No.: 8103030029

L.BOUNDARY LINE ADJUSTMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF:

Recorded: April 4, 1988
Auditor's No.: 8804040011