

When recorded return to:
Cassidy N. McRobie
23322 Nature View Drive
Sedro Woolley, WA 98284

201807050051
07/05/2018 01:49 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Recorded at the request of:
Guardian Northwest Title
File Number: 116213

Statutory Warranty Deed 116213
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Milton Jenkins and Suzanne Jenkins, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Cassidy N. McRobie, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 36, Township 36 North, Range 4 East, NE NW (aka TR 4 SP 503-80)

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

Tax Parcel Number(s): P50788, 360436-2-008-0307, P126896, 360436-2-008-0308

Dated 7/02/2018

Milton Jenkins
Milton Jenkins

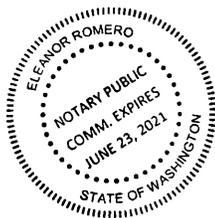
Suzanne Jenkins
Suzanne Jenkins

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20182938
JUL 05 2018
Amount Paid \$ 3,545.42
Skagit Co. Treasurer
By Mam Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Milton Jenkins and Suzanne Jenkins, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 7.3.18



Eleanor Romero
Printed Name: ~~Katie Hiekok~~ Eleanor Romero
Notary Public in and for the State of Washington
Residing at Mt. Vernon
My appointment expires: 1/07/2019 6/23/2021

Escrow No.: 116213

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL "A":

Tract 4 of that certain 5 acre Parcel Subdivision No. 503-80, entitled "SAMISH HEIGHTS DIVISION NO. 4", approved June 10, 1980, and recorded June 11, 1980, under Auditor's File No. 8006110024, records of Skagit County, Washington, in Volume 4 of Short Plats, page 111, records of Skagit County, Washington, being a portion of Section 36, Township 36 North, Range 4 East, W.M..

PARCEL "B":

TOGETHER WITH those certain easements for ingress, egress and utilities as contained in Declaration of Easements, recorded under Auditor's File Nos. 7903150055, 7903160074, 7910290077 and 7910290078, records of Skagit County, Washington.

PARCEL "C":

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across two strips of land, each 30 feet in width, as delineated on the face of said 5 acre Parcel Subdivision No. 503-80, each being designated as for the benefit of the above described main tract and other property, and over and across a strip of land 60 feet in width, designated as Tract 10 on the face of said 5 acre Parcel Subdivision No. 503-80.

Exhibit A**EXCEPTIONS:**

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No.: 503-80
Recorded: June 11, 1980
Auditor's No.: 8006110024

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: September 7, 1984
Recorded: September 17, 1984
Auditor's No.: 8409170075
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Affects: Portion of subject property

C. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

D. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Samish River

E. Articles of Incorporation and Bylaws for Nature View Drive Road Association as recorded on March 29, 2001 under Auditor's File Nos. 200103290007 and 200103290008.

F. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: December 20, 2006
Auditor's No.: 200612200049

G. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: December 6, 2012
Auditor's No.: 201212060012
Regarding: Protected Critical Area Site Plan

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown