

When recorded return to:
Lydia A. Baumgardner
28651 Bacus Road
Sedro Woolley, WA 98284



201807160139

07/16/2018 11:37 AM 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.: 620034902

CHICAGO TITLE
620034902

STATUTORY WARRANTY DEED

THE GRANTOR(S) ^{Stanley} Stanley Brian Sisson, as his separate estate and ~~Stanley~~ Stanley Brian Sisson and Linda
Kenny Sisson, husband and wife as their interests may appear

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Lydia A. Baumgardner, an unmarried person

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. NW SE, 11-35-5

Tax Parcel Number(s): P38883 / 350511-4-002-0100

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20183090
JUL 16 2018

Amount Paid \$ **3965.50**
Skagit Co. Treasurer
By **HJB** Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 28, 2018

Stanley Brian Sisson
Stanley Brian Sisson (individually and for marital community)
Linda Kenny Sisson
Linda Kenny Sisson

State of wa
County of Skagit

I certify that I know or have satisfactory evidence that
Stanley Brian Sisson, Linda Kenny Sisson
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: July 13, 2018

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

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 10-27-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P38883 / 350511-4-002-0100

Parcel A:

The West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 11, Township 35 North, Range 5 East, Willamette Meridian,

Parcel B:

A non-exclusive easement for ingress, egress and utilities over and across a 60 foot strip of land lying 30 feet on each side of the following described centerline:

Commencing at the Southwest corner of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 11; thence North 0° 57' 28" West, along the West line of said West 1/2, a distance of 60.00 feet; thence North 89° 02' 32" East, 30.00 feet to the true point of beginning; thence South 0° 57' 28" East, 298.66 feet; thence South 6° 11' 23" East, 114.18 feet; thence South 39° 47' 34" East, 83.04 feet; thence South 6° 03' 08" West, 30.0 feet, more or less, to the Northerly right of way line of the 60 foot county road known as Bacus Road,

Except that portion of said 60 foot wide strip lying within the Northwest 1/4 of the Southeast 1/4 of said Section 11.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Record of Reforestation Requirements including the terms, covenants and provisions thereof

Recording Date: October 31, 1986
Recording No.: 8603100010

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution lines
Recording Date: November 18, 1986
Recording No.: 8611180008

3. Mineral Reservations including the terms, covenants and provisions thereof

Recording Date: October 11, 1988
Recording No.: 8810110042

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: NORETEP, a general partnership
Purpose: Ingress, egress and utilities
Recording Date: December 21, 1988
Recording No.: 8812210050

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 NORETEP SURVEY:

Recording No: 8910230031

6. Title Notification including the terms, covenants and provisions thereof

Recording Date: August 7, 2007
Recording No.: 200708070096

7. City, county or local improvement district assessments, if any.