

When recorded return to:
Rebecca Goodell
16125 Mountain View Road
Mount Vernon, WA 98274



201807200061

07/20/2018 11:49 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620035341

Escrow No.: 620035341

STATUTORY WARRANTY DEED

THE GRANTOR(S) Reta M. Stephenson, an unmarried person as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Rebecca Goodell, a married woman as her separate property

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.)

Lot(s): PTN 4-7 Block: 23 WEST ADD TO CLEAR LAKE

Tax Parcel Number(s): P127657 / 4144-023-009-0200,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201808182
JUL 20 2018

Amount Paid \$ 1651.50

Skagit Co. Treasurer

By

Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 18, 2018

X Reta M. Stephenson
Reta M. Stephenson

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Reta M. Stephenson
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: 7/19/18

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Manly, WA
My appointment expires 10/1/2019

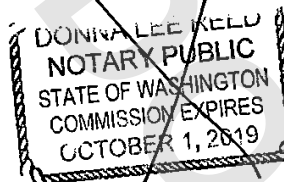
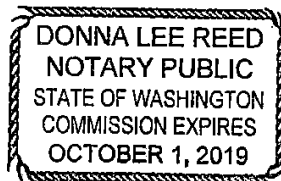


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P127657 / 4144-023-009-0200

Those portions of Lots 4, 5, 6 and 7, Block 23 and vacated Birch Avenue of the PLAT OF WEST ADDITION CLEAR LAKE, WASHINGTON as recorded in Volume 4 of Plats, page 32, records of Skagit County, Washington, described as follows:

Beginning at the intersection of the North line of Pringle Street with the centerline of vacated Birch Avenue;
Thence North 00°10'23" East along the centerline of vacated Birch Avenue, a distance of 188.08 feet to the Westerly prolongation of the North line of the South 15.00 feet of said Lots 6 and 7;
Thence South 89°46'43" East along the North line of the South 15.00 feet of said Lots 6 and 7, a distance of 251.13 feet;
Thence South 00°20'14" West, a distance of 187.73 feet to the North line of Pringle Street;
Thence North 89°51'31" West along the North line of Pringle Street, a distance of 250.59 feet to the point of beginning of this description;

TOGETHER WITH and SUBJECT TO an easement for ingress, egress and utilities over, across and through a portion of Lots 3, 4, 7 and 8 in Block 23 of said Plat of West Addition Clear Lake, Washington, described as follows:

Beginning at the Southwest corner of said Lot 3;
Thence South 89°51'31" East along the South line of said Lot 3, a distance of 0.95 feet;
Thence North 00°20'14" East, a distance of 142.78 feet to the point of curvature of a curve to the right having a radius of 35.00 feet;
Thence Northeasterly along said curve through a central angle of 89°53'03", and an arc distance of 54.91 feet;
Thence North 00°13'17" East, a distance of 20.00 feet to the North line of the South 25.00 feet of said Lot 8;
Thence North 89°46'43" West parallel with the South line of said Lot 8 and said Lot 7, a distance of 90.00 feet;
Thence South 00°13'17" West, a distance of 20.00 feet to a now tangent curve concave to the Southwest having a radius of 35.00 feet;
Thence Southeast along said curve through a central angle of 90°06'57" and an arc distance of 55.05 feet;
Thence South 00°20'14" West, a distance of 142.67 feet to the North line of Pringle Street;
Thence South 89°51'31" West along the North line of Pringle Street, a distance of 19.05 feet to the point of beginning of this description.

(Also known as Lot B of Boundary Line Adjustment Survey recorded under Auditor's File No. 200710300026, records of Skagit County, Washington).

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: June 2, 1977
Auditor's No(s).: 857432, records of Skagit County, Washington
In favor of: Skagit County, a municipal corporation
For: A drainage ditch
Affects: The West 10 feet of the East 20 feet of that portion of vacated Birch Avenue as shown on the Plat of West Addition Clear Lake, Washington, recorded in Volume 4 of Plats, at page 32, records of Skagit County, Washington, lying between the North line of Pringle Street and the North line of vacated Bandy Street.

Also, a 20 foot strip of land over and across that portion of the Northeast Quarter of the Southwest Quarter of Section 1, Township 34 North, Range 4 East of the Willamette Meridian, lying between the North line of vacated Bandy Street, as shown on the plat of Clear Lake, recorded in Volume 4 of Plats, page 23, records of Skagit County, Washington and the Southerly right-of-way of the Mud Lake Road No. 7860, the centerline of said strip being the centerline of vacated Birch Avenue, of the said Plat of West Addition Clear Lake, Washington, projected North to the said Mud Lake Road.

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: May 30, 1978
Auditor's No(s).: 880416, records of Skagit County, Washington
In favor of: Paul E. Taylor and Barbara Ann Taylor, husband and wife
For: Water utilities
Affects: Said premises and other property
3. Terms, conditions, and restrictions of that instrument entitled Mound Fill System Installation Conditional Agreement;
Recorded: June 22, 1989
Auditor's No(s).: 8906220007, records of Skagit County, Washington
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: April 6, 2004
Auditor's No(s).: 200404060023, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
For: PUD Utility Easement
Affects: Said premises and other property
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 Survey:

Recording No: 200710300026

EXHIBIT "B"Exceptions
(continued)

6. Public and private easements, if any, over vacated portion of said premises.
7. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;
Recorded: August 13, 2008
Auditor's No(s): 200808130065, records of Skagit County, Washington
8. Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: November 5, 2007
Recording No.: 200711050145
9. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: March 18, 2009
Recording No.: 200903180105

Said document includes Road Maintenance Agreement
10. City, county or local improvement district assessments, if any.