

When recorded return to:
Jeremy D. Heller
26633 Panorama Place
Sedro Woolley, WA 98284



201807250058

07/25/2018 03:32 PM 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

Escrow No.: 620034969

CHICAGO TITLE CO.
620034969

STATUTORY WARRANTY DEED

THE GRANTOR(S) Unlimited Guardianship Services of Washington, John Jardine, Vice President/Secretary, Trustee of the John A. Flauding Testamentary Trust and Joan King, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jeremy D. Heller, a single man

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 NE, 33-35-05, AKA TRACT 33 UNREC SURVEY STEELHEAD BEND OR PANORAMIC PLATEAU

Tax Parcel Number(s): P40549 / 350533-1-001-0200

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 3455
JUL 25 2018

Amount Paid \$ 6034.75
Skagit Co. Treasurer:
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 20, 2018

John A. Flauding Testamentary Trust

BY: *John Jardine*, Trustee

Unlimited Guardianship Services of Washington,
John Jardine, Vice President/Secretary, Trustee

Joan King by, Andrie V. Grant her
Attorney in Fact

State of Washington

County of _____

I certify that I know or have satisfactory evidence that Andrie V. Grant is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Power of Attorney of Joan King to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

State of WASHINGTON

County of King

I certify that I know or have satisfactory evidence that John Jardine, Vice President/Secretary of Unlimited Guardianship Services of Washington is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of the John A. Flauding Testamentary Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 23rd, 2018



Amanda Lewin
Name: Amanda Lewin
Notary Public in and for the State of Washington
Residing at: Hogwam
My appointment expires: 4-29-22

STATUTORY WARRANTY DEED
(continued)

Dated: July 20, 2018

John A. Flauding Testamentary Trust

BY: _____

Unlimited Guardianship Services of Washington,
John Jardine, Vice President/Secretary, Trustee

Joan King by Andrie V. Grant her Attorney in Fact
Joan King by, Andrie V. Grant her
Attorney in Fact

State of Washington

County of Snohomish

I certify that I know or have satisfactory evidence that Andrie V. Grant is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Power of Attorney of Joan King to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7-23-18

CYNTHIA CAMERON Notary Public State of Washington My Appointment Expires Dec 17, 2020	Name: <u>CYNTHIA CAMERON</u>
	Notary Public in and for the State of <u>WA</u>
	Residing at: <u>Shoreline</u>
	My appointment expires: <u>12-17-20</u>

State of WASHINGTON

County of _____

I certify that I know or have satisfactory evidence that John Jardine, Vice President/Secretary of Unlimited Guardianship Services of Washington is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of the John A. Flauding Testamentary Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P40549 / 350533-1-001-0200

PARCEL A:

That portion of the Northeast Quarter, Section 33, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

Commencing at the Northwest corner of said subdivision; thence North 88°26'49" East a distance of 728.13 feet; thence South 00°33'37" West a distance of 910.00 feet to the true point of beginning; thence North 89°19'42" East a distance of 49.71 feet; thence South 00°33'37" West a distance of 1,085.15 feet; thence South 89°25'29" West a distance of 199.99 feet; thence North 00°33'37" East a distance of 1,084.81 feet; thence North 89°19'42" East a distance of 150.29 feet to the true point of beginning;

(Also known as Tract 33, Unrecorded Survey Steelhead Bend or Panoramic Plateau).

PARCEL B:

An easement 100 feet in width for ingress, egress, and utilities over and across Section 33, Township 35 North, Range 5 East of the Willamette Meridian, the centerline of which is described as follows:

Commencing at the East Quarter corner of said Section 33; thence South 89°25'29" West along the East/West centerline of said Section 33 a distance of 1,000.00 feet; thence South 03°00'16" West a distance of 505 feet, more or less to a point on the North line of the county road known as the Old Day Creek Road, said point also being the true point of beginning of herein described centerline; thence North 03°00'16" East a distance of 505 feet, more or less to the East/West centerline of said Section 33; thence continuing North 03°00'16" East a distance of 250.43 feet; thence South 89°25'29" West parallel with said East/West centerline of Section 33 a distance of 420.00 feet; thence North 00°33'37" East a distance of 410.00 feet; thence South 89°25'29" West parallel with said East/West centerline of Section 33 a distance of 2,850 feet to the terminus of herein described centerline.

ALL situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: United States of America
 Purpose: Electric transmission and/or distribution system
 Recording Date: May 27, 1971
 Recording No.: 753297
2. Water pipeline easement disclosed by instrument including the terms, covenants and provisions thereof
 Recording Date: March 19, 1968
 Recording No.: 711474
3. Easement for Ingress, egress and utilities as disclosed by instrument including the terms, covenants and provisions thereof
 Recording Date: September 4, 1974
 Recording No.: 806756
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Adjacent property owners
 Purpose: Ingress, egress and utilities
 Recording Date: March 13, 1975
 Recording No.: 814600
5. 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 system
 Recording Date: October 1, 1986
 Recording No.: 8610010044
6. 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 system
 Recording Date: August 8, 1990
 Recording No.: 9008080086
7. Easement for Ingress, egress and utilities as disclosed by instrument including the terms, covenants and provisions thereof
 Recording Date: April 18, 1974
 Recording No.: 799478
8. Exceptions and reservations as contained in Deed including the terms, covenants and provisions thereof
 Recording Date: March 19, 1903
 Recording No.: 43441
9. Any rights, interests, or claims which may exist or arise by matters disclosed by survey,
 Recording Date: October 1, 1996
 Recording No.: 9610010001