

When recorded return to:
Dale Vincent
9428 Adrian Lane
Sedro Woolley, WA 98284



201807270050

07/27/2018 11:31 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

Escrow No.: 620035444

CHICAGO TITLE CO.
620035444

STATUTORY WARRANTY DEED

THE GRANTOR(S) Patrick Wheeler, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Dale Vincent, 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.)

Lot(s): 3 SKAGIT COUNTY SHORT PLAT NO. 98-003 Tax/Map ID(s):

Tax Parcel Number(s): P118953 / 350423-0-061-0300,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20183295

JUL 27 2018

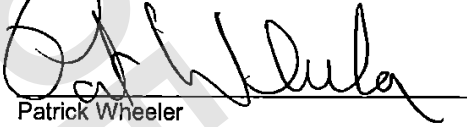
Amount Paid \$ **3707.40**

Skagit Co. Treasurer

By **BT** Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 24, 2018


Patrick WheelerState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Patrick Wheeler is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.


Dated: 7-24-18
Name: Teresa D. Varnes
Notary Public in and for the State of WA
Residing at: Clallam Bay
My appointment expires: 5/24/19

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P118953 / 350423-0-061-0300

PARCEL "A":

Lot 3, Skagit County Short Plat No. 98-0003, approved February 26, 2002, recorded February 27, 2002, under Auditor's File No. 200202270089, records of Skagit County, Washington; being a portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 23, Township 35 North, Range 4 East, W.M.

Situated in Skagit County, Washington.

PARCEL "B":

A 20 foot easement for access and utilities delineated on the face of Skagit County Short Plat No. 98-003, approved February 26, 2002, recorded February 27, 2002, under Auditor's File No. 200202270089, records of Skagit County, Washington; being a portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 23, Township 35 North, Range 4 East, W.M. (commonly known as 'Adrian Lane').

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: December 16, 1957
Auditor's No.: 559661, records of Skagit County, Washington
In favor of: Public Utility District No. 1, Skagit County, Washington
For: Waterline
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 23, 1970
Auditor's No.: 743803, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company, a corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, granted by instrument;
Dated: October 3, 1972
Recorded: October 4, 1972
Auditor's No.: 774906, records of Skagit County, Washington
In favor of: Skagit County
For: Drainage
4. 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 line, together with necessary appurtenances
Recording Date: October 29, 1987
Recording No.: 8710290034
5. Agreement, including the terms and conditions thereof, entered into;
By: David B. Strong
And Between: Skagit County
Recorded: May 10, 1991
Auditor's No.: 9105100039, records of Skagit County, Washington
Providing: Alternative sewage system
6. Agricultural Variance and the terms and conditions thereof;
Recorded: March 20, 1998
Auditor's No.: 9803200073, records of Skagit County, Washington
7. 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

EXHIBIT "B"

Exceptions
(continued)

the extent that said covenant or restriction is permitted by applicable law, as set forth on
SKAGIT COUNTY SHORT PLAT NO. 98-003:

Recording No: 200202270089

8. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: February 27, 2002

Recording No.: 200202270089

Matters shown: Possible encroachments of fence lines along the Northerly, Westerly and across said premises

9. Protected Critical Area Site Plan and/or Easement, including the terms, covenants and provisions thereof

Recording Date: February 27, 2002

Recording No.: 200202270090

10. Declaration of Easements, Covenants and road Maintenance Agreement including the terms, covenants and provisions thereof

Recording Date: February 27, 2002

Recording No.: 200202270091

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