


When recorded return to:
Justin Ward and April Ward
PO Box 412
Burlington, WA 98233


201808100043
08/10/2018 12:18 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.: 620035494

CHICAGO TITLE
020035494

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joseph Carmel Stivala, also shown of record as Joseph C. Stivala, IV, a married man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Justin Ward and April Ward, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 24, Elk Haven Estates, as recorded August 6, 2002 under Auditor's File No. 200208060083, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P119403 / 4797-000-024-0000

Subject to:

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

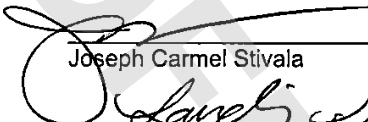
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


20183524
AUG 10 2018

Amount Paid \$ **7,659.⁰⁰**
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 7, 2018

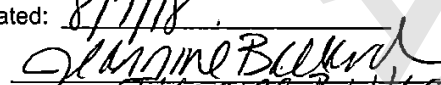


Joseph Carmel Stivala


Landis Stivala

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Joseph Carmel Stivala and Landis Stivala are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/7/18


Name: Jeannine Ballard
Notary Public in and for the State of WA
Residing at: Shawmish, WA
My appointment expires: 9/9/21



EXHIBIT "A"
Exceptions

1. Reservations contained in Deed from the State of Washington recorded under Auditor's File No. 107496, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.
2. Reservations in Deed conveying the Southwest 1/4 of Section 9, Township 35 North, Range 5 East, W.M., from Glacier Park Company, a Corporation, dated July 17, 1945, filed August 23, 1945, under Auditor's File No. 382733, and recorded in Volume 203 of Deeds, Page 15, substantially as follows:

"EXCEPTING and RESERVING unto the Grantor, its successors and assigns forever, all minerals of any nature whatsoever, including but not limited to, coal, iron, natural gas and oil, upon or in said land, together with the use of such of the surface as may be necessary for exploring and mining or otherwise extracting and carrying away the same."

The interest of Glacier Park Company as to all geothermal heat and all ores and minerals of any nature whatsoever, was conveyed to Meridian Land and Mineral Company, a Montana Corporation, by Deed recorded April 10, 1984, under Auditor's File No. 8404100073.

The interest of Glacier Park Company as to all oil, gas, other hydrocarbons and associated minerals, was conveyed to Milestone Petroleum, Inc., a Delaware Corporation, by Deed recorded April 10, 1984, under Auditor's File No. 8404100074.

We have made no determination as to the current ownership of said reservation.
3. EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA TO:
 - a.) Construct, maintain, repair, rebuild, operate and patrol one line of electric transmission structures, 150 feet in width; and
 - b.) The right to fell, limb and top all trees, brush and snags within 29 feet of any conductor, and
 - c.) To improve, use and maintain an existing roadway, 20 feet in width, all as contained in Declaration of Taking, filed in United States District Court Cause No. 347-73C2.

EXHIBIT "A"

Exceptions
(continued)

4. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: July 12, 1999
Recorded: August 12, 1999
Auditor's No: 199908120015
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."
Area Affected:

The Southwest 1/4 of Section 9, Township 35 North, Range 5 East, W.M., and that portion of the North 1/2 of the Northwest 1/4 of Section 16, Township 35 North, Range 5 East, W.M., lying Northerly of State Highway 17A, as conveyed to the State of Washington for highway purposes by Deed recorded March 26, 1948, under Auditor's File No. 416167.

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 **ELK HAVEN ESTATES:**

Recording No: 200208060083

6. Covenants, conditions, restrictions, assessments and easements 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: August 6, 2002
Recording No.: 200208060084

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 22, 2006 and July 9, 2009
Recording No.: 200602220047 and 200907090089

7. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Agreement;
Recorded: August 6, 2002
Auditor's No(s): 200208060085, records of Skagit County, Washington

EXHIBIT "A"

Exceptions
(continued)

8. Plat Lot of Record Certification, including the terms, covenants and provisions thereof;
Recording Date: June 21, 2005
Recording No.: 200506210025
9. Skagit County Permit Center - On Site Sewage System Operation and Maintenance Agreement including the terms, covenants and provisions thereof
Recording Date: February 22, 2006
Recording No.: 200602220045
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by Elk Haven Homeowners Association
12. Assessments, if any, levied by Elk Haven Water System Association.