



201808140094

08/14/2018 02:15 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

When recorded return to:
Carmen J. Andrew and Sonny Andrew
6524 Bow Hill Frontage Road
Bow, WA 98232

Recorded at the request of:

File Number: 116349

Statutory Warranty Deed

Russell W. Zeilstra, Personal Representative of the Estate of
THE GRANTOR ~~The Heirs and Devisees of John W. Zeilstra,~~ deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Carmen J. Andrew and Sonny Andrew, wife and husband the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal: GUARDIAN NORTHWEST TITLE CO
Section 6, Township 35 North, Range 4 East; Ptn SW 1/4 *116349*

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P35867, 350406-0-025-0000

Dated 8-13-18

Estate of John W. Zeilstra

By: *[Signature]*
Russell W. Zeilstra, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20183500
AUG 14 2018
Amount Paid \$ *8727.00*
Skagit Co. Treasurer
Deputy
By *[Signature]*

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Russell W Zeilstra is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Personal Representative of Estate of John W Zeilstra, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8-13-18 *[Signature]*

Elizabeth Galbreath
Notary Public in and for the State of Washington
Residing at Washington
My appointment expires: 3-20-21



EXHIBIT A

That portion of the Southwest 1/4 of Section 6, Township 35 North, Range 4 East, W.M., described as follows:

Commencing at the West quarter corner of said Section 6; thence North 88 degrees 59'05" East along the North line of said Southwest 1/4, 474.28 feet to the Northwest corner of that certain tract of land conveyed to Bow Hill Land Company, as recorded under Real Estate Contract filed under Auditor's File No. 744304, records of Skagit County, Washington; thence South 3 degrees 45'00" East along the West line of said Bow Hill Land Company tract, 546.70 feet to the true point of beginning; thence continue South 3 degrees 45'00" East, 400 feet; thence North 88 degrees 10'45" East, 350 feet; thence North 3 degrees 45'00" West to an intersection with a line bearing North 88 degrees 59' 05" East from the true point of beginning; thence South 88 degrees 59' 05" West to the true point of beginning.

TOGETHER WITH a non-exclusive road easement as established by Contract recorded as Auditor's File No. 785946 and Warranty Fulfillment Deed recorded as Auditor's File No. 8512040006 being 30 feet in width and lying 15 feet on each side of the following described centerline:

Beginning at a point on the North line of the Southwest 1/4 of Section 6, Township 35 North, Range 4 East, W.M., which point bears North 88 degrees 59'05" East, 1395.40 feet from the Northwest corner of said subdivision; thence South 12 degrees 40' East along the centerline of an existing state highway frontage road, 62.00 feet to the true point of beginning of this easement; thence South 77 degrees 20' West, 80.00 feet; thence North 88 degrees 48' West, 668.00 feet; thence South 66 degrees 00'15" West, 181.35 feet to the point of intersection with a line which is parallel to and 15 feet East of the West line of that tract conveyed to Bow Hill Land Company, by Real Estate Contract recorded under Auditor's File No. 744304; thence South 3 degrees 45'00" East along said line, 430 feet, more or less, to a point on the North line of the above described main tract, said point being the terminus of said line.

Exhibit B**EXCEPTIONS:****A. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:**

Executed By: Ernest N. Salling, et ux
Recorded: April 14, 1906
Auditor's No.: 56649
Regarding: Mineral Reservations

B. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Rufus H. Roys, et ux
Recorded: July 24, 1906
Auditor's No.: 58179
Regarding: Mineral Reservations

C. Condemnation by the State of Washington of rights of access to State Highway and of light, view and air, by decree entered October 18, 1962 in **Error! MergeField was not found in header record of data source.** County Superior Court Cause No. 26636.

D. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: May 17, 1988
Auditor's No.: 8805170011
Regarding: Mound Fill System

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: John W. Zeilstra, et ux
Recorded: June 4, 1973
Auditor's No. 785946
Purpose: Right-of-way
Area Affected: As described therein

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power and Light
Recorded: June 14, 1988
Auditor's No.: 8806140019
Purpose: Underground electrical power line
Area Affected: As described therein

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power and Light
Recorded: June 20, 1988
Auditor's No.: 8806200043
Purpose: Underground electrical system
Area Affected: West 10 feet of the subject property

H. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: March 8, 2013
Auditor's No.: 201303080056

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

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Name: Survey
Recorded: July 11, 2018
Auditor's No.: 201807110017

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

