

When recorded return to:
Richard Wolff and Stephanie Wolff
557 Lohink Place
Bellingham, WA 98229



201808200169

08/20/2018 03:17 PM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245403994

CHICAGO TITLE
620034117

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sara T. Strommer and Mark M. Owen, wife and husband
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys, and warrants to Richard Wolff and Stephanie Wolff, a married couple
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: Lot 3, SCSP # PLO6-0018

Tax Parcel Number(s): P125869,

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 20 2018

Amount Paid \$ 2907.70
By Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 31, 2018



Sara T. Strommer

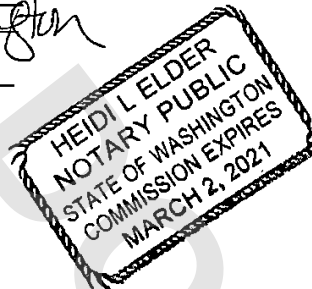


Mark M. Owen

State of WASHINGTON

County of ~~SNOHOMISH~~ ^{Itz} Whatcom

I certify that I know or have satisfactory evidence that ~~Sara T. Strommer and Mark M. Owen~~ ^{Itz is} 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. ^{note}

Dated: Aug 14 2018Name: HEIDI L ELDERNotary Public in and for the State of WashingtonResiding at: BellinghamMy appointment expires: 3-2-2021

STATUTORY WARRANTY DEED
(continued)

Dated: July 31, 2018

Sara T. Strommer



Mark M. Owen

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Sara T. Strommer and Mark M. Owen ^{is the} 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:

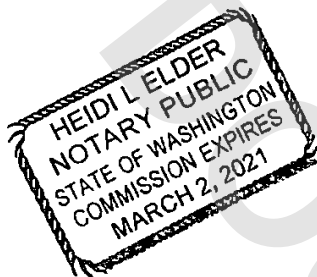
August 15 2018Name: HEIDI L ELDERNotary Public in and for the State of WashingtonResiding at: BellinghamMy appointment expires: 3-2-2021

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P125869 / 360301-1-001-0400

Lot 3, **SKAGIT COUNTY** SHORT PLAT NO. PL06-0018, approved January 11, 2007, recorded January 12, 2007, under Auditor's File No. 200701120143, records of Skagit County, Washington; being a portion of the South Half of the Northeast Quarter of the North Half of the Southeast Quarter of Section 1, Township 36 North, Range 3 East of the Willamette Meridian. Situated in Skagit County, Washington

SUBJECT TO:

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 11, 1954

Auditor's No(s): 505071, records of Skagit County, Washington
In favor of: Trans Mountain Pipe Line Corporation

For: Oil pipe line

Note: Exact location and extent of easement is undisclosed of record.

2. Easement, including the terms and conditions thereof, reserved by instrument(s);
Recorded: May 17, 1974

Auditor's No(s): 801023, records of Skagit County, Washington
In favor of: Lloyd Weaver and Ruth Weaver, husband and wife

For: The exclusive use of the well on the premises presently serving this house, together with right of way for pipeline over the existing pipe line and the right to go on to said property to maintain and repair said well and pipe line

3. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed

Recorded: October 1, 1962

Auditor's No.: 626883, records of Skagit County, Washington

To: State of Washington

EXHIBIT "A"
Legal Description
(continued)

4. Relinquishment of all existing, future or potential easements for access, light, view and air AND of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) condemned by proceedings;

Under: Skagit County Superior Court
Case No. 26794

To: State of Washington

5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 15, 1990

Auditor's No(s): 9006150144, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: The Westerly 25 feet of the above described property located in the North Half of said Section as measured at a right angle to the Westerly line thereof

6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 13, 1989

Auditor's No(s): 8911130037, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: The Westerly 20 feet of the above described property lying within the Southeast as measured at a right angle to the Westerly line thereof

7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 25, 1990

Auditor's No(s): 9009250041, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: The Westerly 25 feet of the above described property located in the North Half of said Section as measured at a right angle to the Westerly line thereof

EXHIBIT "A"
Legal Description
(continued)

8. Agreement, including the terms and conditions thereof; entered into;

By: Whatcom County Water District No. 12

And Between: Nulle Road Properties, a joint venture

Recorded: June 22, 1979

Auditor's No. 7906220075, records of Skagit County, Washington

Providing: Construction of, connection to, and usage of a sewer system

9. As to any portion of said land now, formerly or in the future covered by water:

Questions or adverse claims related

to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course,
boundary or location of the body of

water; (3) rights of the State of Washington if the body of water is or was navigable;

and (4) public regulatory and
recreational rights (including powers of the USA) or private riparian rights which limit
or prohibit use of the land or
water.

10. Terms, conditions, and restrictions of that instrument entitled Protected Critical
Area Agreement;

Recorded: January 12, 2007

Auditor's No(s): 200701120145, records of Skagit County, Washington

11. Terms, conditions, and restrictions of that instrument entitled On Site Sewage
System Maintenance Agreement

Requirement;

Recorded: December 24, 2007

Auditor's No(s): 200712240157, records of Skagit County, Washington

12. Plat Lot of Record Certification

Recording Date: January 12, 2007

Recording No.: 200701120144

13. 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

EXHIBIT "A"
Legal Description
(continued)

state or federal laws, except to
the extent that said covenant or restriction is permitted by applicable law, as set forth
on SHORT PLAT NO.

PL06-0018:

Recording No: 200701120143

14. Lohink Place: Operation and Maintenance Manual for the Stormwater Collection
System and Detention Pond

Recording Date: January 12, 2007

Recording No.: 200701120146