

When recorded return to:
Gene Fleury and Robin Fleury
7583 Parker Road
Sedro Woolley, WA 98284



201808230042

08/23/2018 01:20 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035524

CHICAGO TITLE
620035524

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gary Hatman and Faye Hatman, also shown of record as Elva F. Hatman, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Gene Fleury and Robin Fleury, 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: (Required if full legal not inserted above.)

PTN NW SE, 09-35-05

Tax Parcel Number(s): P38770 / 350509-4-002-0617

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20183730
AUG 23 2018

Amount Paid \$ 8,191.-22
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 3, 2018

Gary Hatman
Gary Hatman

Faye Hatman
Faye Hatman

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Gary Hatman and Faye Hatman
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: August 15, 2018

Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P38770 / 350509-4-002-0617

PARCEL A:

That portion of the West ½ of the Southeast ¼ of Section 9, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the Northeast corner of said subdivision;
thence South 0°15'35" West, along the East line of said subdivision, a distance of 625.64 feet to a point which bears North 0°15'35" East a distance of 2,081.81 feet from the Southeast corner of said subdivision;
thence South 88°51'53" West a distance of 348.83 feet;
thence North 0°15'35" East, along a line which is a parallel to and 348.73 feet Westerly of and measured at right angles to the East line of said subdivision, a distance of 623.48 feet to a point on the North line of said subdivision;
thence North 88°30'35" East along the North line of said subdivision a distance of 348.89 feet to the point of beginning.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress, egress and utilities over, under and across those certain access easement roads entitled Parker Road and Ridgewood Road, delineated on the face of that certain five acre subdivision no. 520-81, entitled "Rainbow Ridge", in Volume 5 of Surveys, pages 115 through 117, inclusive, records of Skagit County, Washington, being a portion of Sections 9 and 16, Township 35 North, Range 5 East, W.M.

(Said Survey recorded under Auditor's File No. 8108190024).

Also over and across the Southerly 60 feet of Tract F lying Easterly of Ridgewood Road as said easement is delineated on the face of the survey.

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: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: October 24, 1972
Recording No.: 775750

2. 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: December 31, 1990
Recording No.: 9012310091

3. Reservation contained in deed

Recording Date: February 26, 1990
Recording No.: 9002260011
As Follows:
"Subject to the requirement that the Grantee herein, their heirs, successors, and assigns, share in the cost of upkeep of said roads in common with the other users of said roads, and in accordance with any articles or bylaws of Rainbow Ridge Maintenance Association.

As to that portion of said easement crossing Tract F hereinabove, it shall be limited to the use of Tract F and the subject property, and shall not be used by other adjacent property owners."

4. Protected Critical Area Site Plan including the terms, covenants and provisions thereof

Recording Date: August 21, 2006
Recording No.: 200608210126

5. Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: February 15, 2006
Recording No.: 200602150139

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

7. Assessments, if any, levied by Rainbow Ridge Maintenance Association.