

When recorded return to:  
Samuel Graham Parish  
2403 N 75th St  
Seattle, WA 98103

201808280073  
08/28/2018 11:29 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.: 620034828

**CHICAGO TITLE**  
**620034828**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Larry L. Pinnow and Claire S Pinnow, 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 Samuel Graham Parish, an unmarried person

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

Lot 1 as delineated on Short Plat No. PL07-0493, as approved on May 12, 2008 and recorded on May 29, 2008 under Auditor's File No. 200805290017, records of Skagit County, Washington. Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P31201 / 350102-4-007-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018 3800  
AUG 28 2018

Amount Paid \$ 3476.00  
Skagit Co. Treasurer  
By HB Deputy

**STATUTORY WARRANTY DEED**  
(continued)

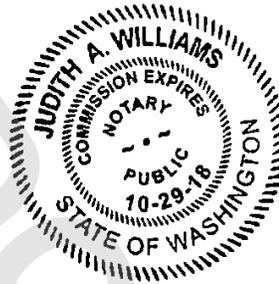
Dated: August 17, 2018

*Larry L. Pinnow*  
Larry L. Pinnow  
*Claire S. Pinnow*  
Claire S Pinnow

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Larry L. Pinnow and Claire S Pinnow 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: AUG. 21, 2018  
*Judith A. Williams*  
Name: JUDITH A. WILLIAMS  
Notary Public in and for the State of WA  
Residing at: STANWOOD  
My appointment expires: 10/29/18



**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Right-of-way easement  
Recording Date: June 5, 1981  
Recording No.: 8106050011  
Affects: Portion of said premises

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, a Washington corporation  
Purpose: Electric transmission and/or distribution line  
Recording Date: July 21, 1982  
Recording No.: 8208210024  
Affects: Portion of said premises

3. Skagit County Lot of Record Certification;

Recording Date: August 11, 2005  
Recording No.: 200508110004 (re-record of 200507290128)

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Marvin Shoultz and Alice Shoultz, husband and wife  
Purpose: Ingress and egress  
Recording Date: October 3, 2005  
Recording No.: 200510030109  
Affects: Portion of said premises

Amendment to Easement;

Recording Date: December 11, 2014  
Recording No.: 201412110057

5. Skagit County Lot of Record Certification;

Recording Date: August 11, 2005  
Recording No.: 200508110001 (re-record of 200507290127)

6. Skagit County Lot of Record Certification;

Recording Date: August 11, 2005  
Recording No.: 200508110002 (re-record of 200507290126)

**EXHIBIT "A"**Exceptions  
(continued)

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 the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. PL07-0493:
- Recording No: 200805290017
8. Skagit County Plat Lot of Record Certification;
- Recording Date: May 29, 2008  
Recording No.: 200805290018
9. Protected Critical Area Agreement, including the terms, covenants and provisions thereof;
- Recording Date: May 29, 2008  
Recording No.: 200805290019
10. Operation and Maintenance Manual, including the terms, covenants and provisions thereof;
- Regarding: Stormwater collection system and detention system  
Recording Date: May 29, 2008  
Recording No.: 200805290020
11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line  
Recording Date: May 5, 2016  
Recording No.: 201605050080  
Affects: Portion of Parcel C
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Purpose: Septic drainfield  
Recording Date: June 15, 2007  
Recording No.: 200706150125  
Affects: Portion of said premises
13. Protected Critical Area Site Plan, including the terms, covenants and provisions thereof;

**EXHIBIT "A"**

Exceptions  
(continued)

Recording Date: June 15, 2007  
Recording No.: 200706150124

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

Recording Date: February 21, 2008  
Recording No.: 200802210091

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