

When recorded return to:
Anya J. Mayo and Arlo S. Rumpff
7564 West Shore Drive
Anacortes, WA 98221

201808290120
08/29/2018 03:50 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.: 620034886

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201808290120
AUG 29 2018

Amount Paid \$
By *MA* Skagit Co. Treasurer Deputy

CHICAGO TITLE
620034886

STATUTORY WARRANTY DEED

THE GRANTOR(S) Susan R Bassett, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Anya J. Mayo and Arlo S. Rumpff, a married couple and Robert A. Seltzer, a single person as Joint Tenants with Right of Survivorship, and not as Community Property or as Tenants in Common

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.)

Lot(s): 2 SHORT PLAT NO. 18-82 Tax/Map ID(s):

Tax Parcel Number(s): ~~P32147~~ 1350111-0-003-0309,

P 31247

Subject to:

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

THE UNDERSIGNED GRANTEEES, BY THEIR SIGNATURE HEREON, EVIDENCE THEIR INTENTION TO ACQUIRE THE PROPERTY AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS COMMUNITY PROPERTY OR AS TENANTS IN COMMON.

[Signature] 8/29/2018

[Signature] 8-29-18

[Signature] 8/29/18

STATUTORY WARRANTY DEED
(continued)

Dated: August 17, 2018

Susan R Bassett

Susan R Bassett

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Susan R Bassett is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 23, 2018

Lourea L Garka
Name: Lourea L Garka
Notary Public in and for the State of wa
Residing at: Arlington
My appointment expires: 10/27/2018

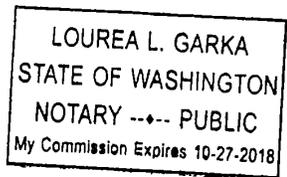


EXHIBIT "A"
Legal Description

P31247

For APN/Parcel ID(s): ~~P32147~~ / 350111-0-003-0309

Parcel A:

Tract 2 of Short Plat No. 18-82, dated the 18th day of June, 1982, and recorded under Auditor's File No. 8206210004, in Book 5 of Short Plats, at page 194, the same being a portion of Tract B, Short Plat No. 10-78, of Government Lot 3, in Section 11, Township 35 North, Range 1 East, Willamette Meridian, approved March 2, 1978, and recorded in Volume 2 of Short Plats, page 196, Auditor's File No. 874744.

Parcel B:

A non-exclusive easement for common driveway over Tract A of Short Plat No. 10-78, in Government Lot 3, Section 11, Township 35 North, Range 1 East, Willamette Meridian, approved March 2, 1978 and recorded in Volume 2 of Short Plats, page 196, under Auditor's File No. 874744, as established in that certain Easement and Road Maintenance Agreement recorded September 14, 1994, under Auditor's File No. 9409140035, records of Skagit County, Washington; EXCEPT any portion thereof lying within the main tract described above.

ALL situate in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Covenants with respect to the cost of maintaining, repairing, and replacing a one-quarter interest in well and all pumps, tanks, and equipment in connection with that certain well easement granted under Auditor's File No. 8208160059, records of Skagit County, Washington.

2. 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. 18-82:

Recording No: 8206210004

3. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: June 7, 1978
Auditor's No(s): 880992, records of Skagit County, Washington
As Follows:

Utilities shall be placed entirely underground.

A transformer for electrical utility purposes shall be located on the North line of the above described property.

The property herein above described shall not be subdivided so that any portion thereof is less than two and one-half acres.

No trailers or mobile homes shall be utilized for residence purposes upon the premises; provided, that a trailer may be used as a temporary residence during the actual construction of a permanent residence for up to but not exceeding a two year period.

4. Unrecorded easement for drainfield purposes on Northwest corner of the herein described property disclosed by instrument recorded September 14, 1994, under Auditor's File No. 9409140035, records of Skagit County, Washington.

5. Easement and Road Maintenance Agreement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 14, 1994
Auditor's No(s): 9409140035, records of Skagit County, Washington
In favor of: Jeffrey M. Winston and Sarah H. Winston, husband and wife, Robert T.

EXHIBIT "B"

Exceptions
(continued)

Winston and Linda R. Winston, husband and wife
For: Common driveway

6. Agreement, including the terms and conditions thereof; entered into;
By: Jeffrey M. Winston and Sarah H. Winston, husband and wife
And Between: Robert T. Winston & Linda R. Winston, husband and wife
Recorded: September 14, 1994
Auditor's No.: 9409140036, records of Skagit County, Washington
Providing: Domestic well
7. City, county or local improvement district assessments, if any.