

When recorded return to:
Bruce P Savage and Cassandra D Savage
618 Virginia Avenue
Sedro Woolley, WA 98284



201808300023

08/30/2018 10:17 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Recorded at the request of:
Guardian Northwest Title
File Number: 116384

Statutory Warranty Deed

116384

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Joshua Anderson, as his separate estate and Khali L. Anderson, as to any and all interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Bruce P Savage and Cassandra D Savage, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Section 19, Township 35 North, Range 5 East; Ptn. Gov't Lot 3

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): P39814, 350519-0-189-0006

Dated 8-24-18

[Signature]
Joshua Anderson

[Signature]
Khali L. Anderson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 3838
AUG 30 2018
Amount Paid \$ 5,523.⁰⁰
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Joshua Anderson and Khali L. Anderson, the persons who appeared before me, and said person(s) acknowledged that he/she/(they) signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8.24.2018



Eleanor Romero
Printed Name: Eleanor Romero
Notary Public in and for the State of Washington
Residing at mt. vernon
My appointment expires: 6/23/2021

Order No:

EXHIBIT A

That portion of the North 1/2 of Government Lot 3, Section 19, Township 35 North, Range 5 East W.M., being more particularly described as follows:

Commencing at the intersection of the South line of the Wicker Road (also known as Cemetery Road) and the West line of Virginia Avenue, as shown on the plat of "Greenstreet's Second Addition to Sedro Woolley", as per plat recorded in Volume 6 of Plats page 44, records of Skagit County Washington; thence North $89^{\circ}53'15''$ West along said South line of Wicker Road for a distance of 110.00 feet; thence South $2^{\circ}48'15''$ East parallel with said west line of Virginia Avenue for a distance of 250.21 feet to the true point of beginning; thence North $84^{\circ}46'22''$ East for a distance of 107.46 feet to an intersection with a line which is 2.50 feet West of and parallel to said West line of Virginia Avenue; thence South $2^{\circ}48'15''$ East along said parallel line for a distance of 25.02 feet; thence South $84^{\circ}46'22''$ West for a distance of 111.34 feet; thence South $72^{\circ}00'21''$ West 83.56 feet; thence North $89^{\circ}45'15''$ West for a distance of 145.00 feet to an intersection with the East line of the West 742.5 feet of said Government Lot 3; thence due North along said East line for a distance of 80.67 feet to a point which is 220.2 feet due South of said line of Wicker Road; thence South $89^{\circ}53'15''$ East parallel to said South line of Wicker Road for a distance of 225.66 feet to a point which is North $2^{\circ}48'15''$ West from the true point of beginning; thence South $2^{\circ}48'15''$ East for a distance of 29.72 feet to the true point of beginning.

Situate in Skagit County, Washington.

Exhibit A

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Washington Corporation
Dated: July 7, 1971
Recorded: July 13, 1971
Auditor's No.: 755268
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system, together with the terms, conditions and allowances therein, and appurtenances thereto
Affects: A portion of said premises and other property as described therein

B. Possible prescriptive ingress/egress rights of adjoining property owner to the South as disclosed by inspection of subject property.

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

Recorded: February 23, 1995
Auditor's No.: 9502230028
Regarding: Certificate for Ordinance/Wastewater Comprehensive Plan

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.

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

Recorded: April 4, 2005
Auditor's No.: 200504040073
Regarding: Amendment of Charges for Connection to Sanitary Sewer

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.