

POOR ORIGINAL

When recorded return to:
Michael O'Dwyer and Sou Nay O'Dwyer
18184 Fox Hollow Lane
Bow, WA 98232

201808300091

08/30/2018 03:51 PM Pages: 1 of 4 Fees: \$102.00
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.: 245404866

CHICAGO TITLE
620034910

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mat R. Ballenger and Pamela R. Ballenger, husband and wife

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 Michael O'Dwyer and Sou Nay O'Dwyer, a married couple and Kevin Vail, a married man as his separate estate

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

Parcel A: Lot 4, Skagit County Short Plat No. 99-0031, as approved November 19, 2001, and recorded November 20, 2001, under Auditor's File No. 200111200077, records of Skagit County, Washington; being a portion of the Northeast Quarter of the Northeast Quarter of Section 24, Township 36 North, Range 3 East of the Willamette Meridian, and a portion of Government Lots 1, 2 and the Southeast Quarter of the Northwest Quarter of Section 19, Township 36 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

Parcel B: A non-exclusive easement for ingress, egress and utilities over, under and across and through Fox Hollow Lane, as shown on the face of the Skagit County Short Plat No. 99-0031, as approved November 19, 2001, and recorded November 20, 2001, under Auditor's File No. 200111200077, records of Skagit County, Washington; being a portion of the Northeast Quarter of the Northeast Quarter of Section 24, Township 36 North, Range 3 East of the Willamette Meridian, and a portion of Government Lots 1, 2 and the Southeast Quarter of the Northwest Quarter of Section 19, Township 36 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

Statutory Warranty Deed (LPB 10-05)
WA0000816.doc / Updated: 10.12.17

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SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

20183863

AUG 30 2018

Amount Paid \$ 11,575.00

Skagit Co. Treasurer

By *man* Deputy

P118653

STATUTORY WARRANTY DEED
(continued)

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

Tax Parcel Number(s): P118653, 360419-0-013-0400

Subject to:

Exhibit "A" attached hereto and by this reference made a part hereof

Dated: August 27, 2018

Mat R. Ballenger
Mat R. Ballenger
Pamela R. Ballenger
Pamela R. Ballenger

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Mat R. Ballenger and Pamela R. Ballenger 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 29, 2018
Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

**JANA K QUINN
Notary Public
State of Washington
My Commission Expires
June 29, 2019**

SPECIAL EXCEPTIONS

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

Granted to: Trans Mountain Oil Pipe Line
Purpose: Pipe line
Recording Date: December 17, 1954
Recording No.: 510690

Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: November 21, 2000
Recording No.: 200011210071

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 21, 2001, July 26, 2002, January 26, 2005 and February 7, 2005
Recording No.: 200112210075, 200207260058, 200501260062 and 200502070028

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

Granted to: Adjacent lot owners
Purpose: Ingress, egress and utilities
Recording Date: November 21, 2000
Recording No.: 200011210074
Affects: Fox Hollow Lane

Said instrument is a re-recording of 200009150024

Agreement and Easement regarding infrastructure including the terms, covenants and provisions thereof

Recording Date: November 30, 2000
Recording No.: 200011300150

Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: January 30, 2001
Recording No.: 200101300073

Protected Critical Area site plan including the terms, covenants and provisions thereof

Recording Date: July 2, 2001
Recording No.: 200107020130

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 SKAGIT COUNTY SHORT PLAT NO. 99-0031:

Recording No: 200111200077

Assessments or charges and liability to further assessments or charges including the terms, covenants and provisions thereof

Recording Date: November 21, 2000
Recording No.: 200011210071

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

Granted to: David Mannon and Kelli Mannon
Purpose: Water and Easement rights and ownership of well # AGN-425
Recording Date: August 2, 2005
Recording No.: 200508020075

Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: January 3, 2008
Recording No.: 200801030077

Assessments or charges and liability to further assessments or charges including the terms, covenants and provisions thereof

Recording Date: January 3, 2008
Recording No.: 200801030077

Plat lot of record certification including the terms, covenants and provisions thereof

Recording Date: August 2, 2006
Recording No.: 200608020063