

When recorded return to:
Shirley Zuanich
812 West Conneticut Street
Bellingham, WA 98225



201809170094

09/17/2018 10:58 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Recorded at the request of:
Guardian Northwest Title
File Number: 116543

Statutory Warranty Deed

116543
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Lea Ann Lucky, as her separate estate and James A Yount 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 Shirley Zuanich, as her separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 22, Township 36 North, Range 3 East; Ptn. SW NW

Tax Parcel Number(s): P48062, 360322-2-013-0208

That portion of the Southwest 1/4 of the Northwest 1/4 of Section 22, Township 36 North, Range 3 East, W.M., lying Westerly of the right of way line of the Great Northern Railway, as established by Deed recorded June 13, 1901 in Volume 42 of Deeds, page 492, and lying Northerly of the right of way of the Legg County Road as it existed on June 7, 1889 (said right of way having been conveyed to Skagit County by Deeds recorded January 3, 1923 and July 24, 1963, under Auditor's File Nos. 161172 and 638737, in Volume 126 of Deeds, page 205, and Volume 332 of Deeds, page 312, respectively) and lying Easterly of the right of way of the Pacific Highway, also known as Chuckanut Drive, as it existed on June 7, 1889 (said right of way having been conveyed to the State of Washington by Deeds recorded June 5, 1918 and January 14, 1931, under Auditor's File Nos. 126002 and 240277, in Volume 110 of Deeds, page 405, and Volume 156 of Deeds, page 440, respectively). 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 "A" attached hereto

Dated

8-31-18

Lea A. Lucky

James A Yount

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20184118
SEP 17 2018

Amount Paid \$ 6769.00
Skagit Co. Treasurer
By HB Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Lea A. Lucky and James A Yount, 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:

8-31-18



Printed Name: ~~Katie Hickok~~ Elizabeth Galbreath
Notary Public in and for the State of Washington
Residing at Camano Island
My appointment expires: 1/07/2019 3-20-21

Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Blanchard Edison Water Association
Dated: --
Recorded: June 20, 1956
Auditor's No.: 552788
Purpose: Pipeline
Area Affected: The Southwest ¼ of the Northwest ¼, lying Westerly of railroad right-of-way, specific location undisclosed

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The Pacific Telephone and Telegraph Company
Dated: --
Recorded: February 6, 1929
Auditor's No.: 220646
Purpose: Telephone line anchor and the right to keep the same free from foliage
Area Affected: The Southwest ¼ of the Southwest ¼ of the Northwest 1/4 , location undisclosed

Said easement contains the following:

"All rights granted under this permit to cease as soon as said anchor is removed."

C. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS PROPERTY DESIGNATED AGRICULTURAL RESOURCE LANDS BY SKAGIT COUNTY.

Executed By: Fred Wagner
Recorded: May 28, 1997
Auditor's No.: 9705280091

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

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

Executed By: Brendan M. Howley and Nathan G. McClure
Recorded: June 21, 2007
Auditor's No.: 200706210081
Regarding: Accessory Dwelling Unit

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.

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

Executed By: Brendan M. Howley and Nathan G. McClure
Recorded: June 21, 2007
Auditor's No.: 200706210080
Regarding: Protected Critical Area Site 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.

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

Executed By: Brendan M. Howley
Recorded: June 21, 2007
Auditor's No.: 200706210079
Regarding: Special Flood Hazard Area

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.