


When recorded return to:
Terri Slanetz
50223 State Route 20
Concrete, WA 98237


201809250083
09/25/2018 01:40 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.: 620036110

CHICAGO TITLE
620036110

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert McWilliams, who also appeared of record as Raymond McWilliams, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Terri Slanetz, an unmarried person and Stephanie Cowles, an unmarried person

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): A and Ptn. B Survey 9112110040, being a ptn. of SE NW and NE SW, 21-35-9E W.M.

Tax Parcel Number(s): P104051 / 350921-2-005-0100, P44620 / 350921-3-002-0106,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 4260
SEP 25 2018

Amount Paid \$ 7481.00
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: September 18, 2018



Robert McWilliams

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Robert McWilliams is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.


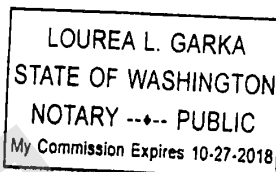
Dated: September 20, 2018
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P104051 / 350921-2-005-0100 and P44620 / 350921-3-002-0106

Parcels "A and B" of Survey, recorded December 7, 1991, in Volume 12 of Surveys, pages 32 and 33, under Auditor's File No. 9112110040, records of Skagit County, Washington, and being a portion of the Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 21, Township 35 North, Range 9 East of the Willamette Meridian.

EXCEPT that portion description as follows:

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 21, Township 35 North, Range 9 East, Willamette Meridian, described as follows:

Beginning at the Northwest corner of Lot 4 and the Northeast corner of Lot 3, as delineated on Short Plat No. 93-016, as recorded under Auditor's File No. 9311150088; thence South 88° 01' 30" East 105.81 feet; thence North 00° 09' 45" East 85.11 feet; thence North 88° 01' 30" West 105.81 feet; thence South to the true point of beginning.

ALSO EXCEPT that portion description as follows:

That portion of Parcel "B" of Survey recorded as Auditor's File No. 9112110040 in the Northeast 1/4 of the Southwest 1/4 of Section 21, Township 35 North, Range 9 East, Willamette Meridian, described as follows:

Begin at the Northwest corner of Lot 3 of Skagit County Short Plat No. 93-016, approved November 3, 1993 and recorded November 15, 1993 as Auditor's File No. 9311150088; thence North 00° 09' 45" East, a distance of 85.11 feet, more or less, to a point on the Westerly extension of the North line of Lot 4 of said Short Plat, thence South 88° 01' 30" East, along said Westerly extension to the Northwest corner of those premises conveyed to Tae Um, et ux, et al, by deed recorded as Auditor's File No. 201209060004; thence South along the West line of said Um premises to the Northeast corner of said Lot 3; thence North 88° 01' 30" West, along the North line of said Lot 3 to the Point of Beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. 40-foot access easement over the Westerly portion of Parcel B as disclosed by survey recorded under Auditor's File No. 9112110040.
2. Roadway easement in favor of State of Washington, Department of Natural Resources, recorded August 15, 1995 under Auditor's File No. 9508150069.
Affects: The West 40 feet of both parcels
3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: October 3, 1994
Auditor's No.: 9410030098, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects: Parcel B
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 25, 1934
Recording No.: 264851
Affects: East side of private road along West line of the Northeast Quarter of the Southwest Quarter
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Gladys R. Thompson, her heirs or assigns
Purpose: To repair or rebuild the water pipe or flu leading to pipes in Thompson Creek
Recording Date: August 14, 1948
Recording No.: 421590
6. Easement and agreement for the construction of a water distribution system on the property herein described and other property, dated August 15, 1957, recorded September 26, 1957, under Auditor's File No. 556523, between Verna Josephine Coonc, a widow, individually and as executrix of the estate of Charles C. Coonc, deceased, et al, and the State of Washington.

EXHIBIT "B"Exceptions
(continued)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- | | |
|-------------------|--|
| Grantee: | State of Washington, acting by and through the Department of |
| Natural Resources | |
| Purpose: | Construction and/or maintaining a road to provide access |
| Recording Date: | November 22, 1993 |
| Recording No.: | 9311220088 |
8. Statutory Warranty Deed for boundary line adjustment including the terms, covenants and provisions thereof
- | | |
|-----------------|-------------------|
| Recording Date: | September 6, 2012 |
| Recording No.: | 201209060043 |
9. Quit Claim Deed for boundary line adjustment including the terms, covenants and provisions thereof
- | | |
|-----------------|--------------------|
| Recording Date: | September 18, 2013 |
| Recording No.: | 201309180106 |
10. City, county or local improvement district assessments, if any.