



201810020040

10/02/2018 01:35 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

When recorded return to:
Patrick Lescot
44989 Grassmere Road
Concrete, WA 98237

Recorded at the request of:
Guardian Northwest Title
File Number: 116629

Statutory Warranty Deed

116629
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS John Zitkovich and Michelle Zitkovich, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Patrick Lescot, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 9, Township 35 North, Range 8 East, SE NE

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): P43543, 350809-0-011-0017

Dated 9.24.18

John Zitkovich
John Zitkovich

Michelle Zitkovich
Michelle Zitkovich

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20184380
OCT 02 2018

Amount Paid \$ 3,529.46
Skagit Co. Treasurer
By *mm* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John Zitkovich and Michelle Zitkovich, 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: 9.24.18



Elizabeth Galbreath
Printed Name: Katie Hickok *Elizabeth Galbreath*
Notary Public in and for the State of Washington
Residing at Comano Island
My appointment expires 1/07/2019 *3.20.21*

Order No:

EXHIBIT A

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 35 North, Range 8 East, W.M., described as follows:

Commencing at the Southeast corner of said Southeast 1/4 of the Northeast 1/4 of Section 9 (East 1/4 corner);
thence North 0° 32'37" East along the East line of said subdivision for a distance of 426.62 feet, more or less, to the Northerly right-of-way margin the Great Northern Railway;
thence continue North 0°32'37" East along said East line for a distance of 225.00 feet;
thence North 89°27'23" West (called West on previous description) for a distance of 12.00 feet, more or less, to the West line of the East 12.00 feet of said subdivision, being THE TRUE POINT OF BEGINNING (also being the POINT OF BEGINNING of the above described main parcel);
thence continue North 89°27'23" West for a distance of 170.00 feet;
thence North 0°10'51" East for a distance of 133.51 feet;
thence North 87°21'50" East for a distance of 133.05 feet, more or less, to the West line of the East 50.00 feet of said subdivision;
thence South 0°32'37" West along said West line for a distance of 52.34 feet;
thence South 89°42'18" East for a distance of 38.00 feet, more or less, to a point on said West line of the East 12.00 feet of said subdivision, at a point bearing North 0°32'37" East from the TRUE POINT OF BEGINNING;
thence South 0°32'37" West along said West line for a distance of 88.72 feet, more or less, to the TRUE POINT OF BEGINNING.

TOGETHER WITH That portion of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 35 North, Range 8 East, W.M., described as follows:

Commencing at the Southeast corner of said Southeast 1/4 of the Northeast 1/4 of Section 9 (East 1/4 corner);
thence North 0°32'37" East along the East line of said subdivision for a distance of 426.62 feet, more or less, to the Northerly right-of-way margin the Great Northern Railway;
thence continue North 0°32'37" East along said East line for a distance of 225.00 feet;
thence North 89°27'23" West (called West on previous description) for a distance of 12.00 feet, more or less, to the West line of the East 12.00 feet of said subdivision, thence continue North 89°27'23" West for a distance of 170.00 feet;
thence North 0°10'51" East for a distance of 133.51 feet, to the TRUE POINT OF BEGINNING;
thence North 87°21'50" East for a distance of 133.05 feet, more or less, to the West line of the East 50.00 feet of said subdivision;
thence South 0°32'37" West along said West line for a distance of 52.34 feet;
thence South 89°42'18" East for a distance of 38.00 feet, more or less, to a point on said West line of the East 12.00 feet of said subdivision;
thence North 0°32'37" East along said West line for a distance of 137.54 feet;
thence North 83°29'09" West for a distance of 172.48 feet, more or less, to a point which bears North 0°10'51" East from the true point of beginning;
thence South 0°10'51" West a distance of 110.69 feet, more or less, to the TRUE POINT OF BEGINNING.

EXCEPT ROADS.

Exhibit 8**EXCEPTIONS:****A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Baker River Power, Light & Water Company, a Washington Corporation
Dated: March 10, 1921
Recorded: March 18, 1921 & June 6, 1925
Auditor's No. 148870 & 184624
Purpose: To lay, maintain two pipe lines for the purpose of conveying water
Area Affected: The exact location of said pipeline is not disclosed on the record
Deed Records: Volume 121, Page 494, & Volume 137, Page 44

B. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: April 17, 2009
Auditor's No.: 200904170096

C. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey for John and Michelle Zitkovich
Recorded: September 21, 2010
Auditor's No.: 201009210043

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

D. Provisions and matters regarding a boundary line adjustments set forth on documents recorded under Auditor's File Nos. 201009100068 & 201805310081.