



**201810050010**

10/05/2018 10:21 AM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

When recorded return to:  
Richard Putney and Pam Putney  
3096 CAMP 2 ROAD  
SEDOO WOODLEY, WA 98284

Recorded at the request of:  
Guardian Northwest Title  
File Number: A116668

**GUARDIAN NORTHWEST TITLE CO.**  
**Statutory Warranty Deed** *A116668*

**THE GRANTORS** Bryce M. Oxford and Veronica Z. Oxford, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Richard Putney and Pam Putney, a married couple** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Portions of Blocks 150 and 173 Fidalgo City

**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): **P73236, 4101-173-013-0000**

Dated 10-2-18

Bryce M. Oxford

Veronica Z. Oxford

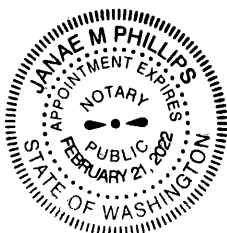
**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 4425  
OCT 05 2018**

Amount Paid \$ 3563.22  
By HB Skagit Co. Treasurer Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Bryce M. Oxford and Veronica Z. Oxford, 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: 10/2/18



Printed Name: Janae M. Phillips  
Notary Public in and for the State of Washington  
Residing at Mt. Vernon  
My appointment expires: 2-21-2022

**EXHIBIT A**

The South 137.22 feet of Lots 1 through 26, inclusive, all being part of Block 150, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

TOGETHER WITH Lots 1 through 13, inclusive, Block 173, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

AND TOGETHER WITH that portion of Lots 21, 22, 23, 24, 25 and 26, Block 173, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington, as conveyed to Albert Howard and Della C. Howard, husband and wife, by Deed recorded November 13, 2007 as Auditor's File No. 200711130177.

AND ALSO TOGETHER WITH that portion of vacated streets and alleys adjoining the above described premises, which have reverted to said premises by process of law and/or by vacation;

EXCEPT that portion of Block 173, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington, as conveyed to Jenny Clare Drews and Udo Drews, wife and husband, by Statutory Warranty Deed recorded November 13, 2007, under Skagit County Auditor's File No. 200711130178.

All of the above being TOGETHER WITH a non-exclusive, 25-foot wide easement for ingress, egress and utilities as described on Easement recorded May 19, 2017 as Auditor's File No. 201705190075.

Situate in the County of Skagit, State of Washington.

**Exhibit B****EXCEPTIONS:**

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

Name: Map of Fidalgo City  
Recorded: November 7, 1889  
Auditor's No.: Book 2 of Plats Page 113

B. Private rights of access and utilities, if any, over vacated streets lying within the subject property.

C. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, 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 Udo Drews  
Recorded: August 21, 2003  
Auditor's No.: 200308210049

D. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, 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 Delmas Farrell  
Recorded: April 7, 2006  
Auditor's No.: 200604070038

E. Provisions and matters regarding a boundary line adjustment set forth on document recorded under Auditor's File No. 200612200084.

F. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, 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 Al Howard  
Recorded: December 20, 2006  
Auditor's No.: 200612200085

G. 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: December 20, 2006  
Auditor's No.: 200612200119

H. Provisions and matters regarding a boundary line adjustment set forth on document recorded under Auditor's File No. 200711130178.

I. Provisions and matters regarding a boundary line adjustment set forth on document recorded under Auditor's File No. 200711130177.

J. TERMS AND PROVISIONS OF ORDER VACATING COUNTY RIGHTS-OF-WAY:

Recorded: June 30, 1993  
Auditor's No.: 9306300107

K. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Della C. Howard and/or her assigns  
Recorded: May 19, 2017  
Auditor's No. 201705190075  
Purpose: Ingress, egress and utilities  
Area Affected: A 25-foot wide strip of land