

When recorded return to:
Scott Friedl and Elizabeth Friedl
1020 Wicker Rd
Sedro Woolley, WA 98284


201810120081
10/12/2018 01:38 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036036

CHICAGO TITLE
6200 36036

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel C. Ferguson, Personal Representative for the Estate of Marilyn Jean Ferguson

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Scott Friedl and Elizabeth Friedl, a married couple and Doug Friedl and Rosalee Friedl, a married couple

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): 76 Noretap Survey 8910230031

Tax Parcel Number(s): P38930 / 350512-3-005-0108, P38917 / 350512-3-001-0102

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201810120081
OCT 12 2018

Amount Paid \$ 7,309.00
Skagit Co. Treasurer
By *MA* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 26, 2018

the Estate of Marilyn Jean Ferguson

BY: *Daniel C. Ferguson*
Daniel C. Ferguson
Personal Representative

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Daniel C. Ferguson is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of Marilyn Jean Ferguson to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 28, 2018
Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of Wa
Residing at: Arlington
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 10-27-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P38930 / 350512-3-005-0108 and P38917 / 350512-3-001-0102

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 12, Township 35 North, Range 5 East, Willamette Meridian, described as follows:

Commencing at the Southeast corner of said Southeast 1/4 of the Southwest 1/4; thence North 69° 51' 51" West along the South line of said subdivision, 43.50 feet; thence North 1° 37' 28" East, 439.11 feet to the true point of beginning; thence North 89° 51' 51" West, parallel with the South line of said subdivision, 945.98 feet; thence North 0° 36' 36" West, parallel with the West line of said subdivision, 892.38 feet to the intersection with the North line of said subdivision; thence South 89° 59' 02" East, along said North line, 980.04 feet to the Northeast corner of said subdivision; thence South 1° 37' 28" West, 894.66 feet to the true point of beginning.

TOGETHER WITH the South 18.00 feet of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 12, Township 35 North, Range 5 East, Willamette Meridian

EXCEPT that portion thereof lying within Bacus Road.

(Said property also being known as Tract 76, of Survey 8910230031)

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: January 28, 1988
 Auditor's No(s): 8801280037, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: Southerly 15 feet of said premises

2. Easement, including the terms and conditions thereof, reserved by instrument;
 Recorded: October 23, 1989
 Auditor's No.: 8910230016, records of Skagit County, Washington
 In favor of: Noretap, a Washington general partnership
 For: Utility and roadway for ingress, egress, road right-of-way purposes, together with utility easement, telephone line, and storm sewer
 Affects: The Northerly, Westerly and Southerly portions of said premises

 Said instrument is a re-recording of instrument (s);
 Recorded: February 21, 1989
 Auditor's File No(s): 8902210090, records of Skagit County, Washington

 Said easement contains, among other things, provisions for maintenance by the common users.

3. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry; Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
 From: The State of Washington
 Recorded: February 24, 1943
 Auditor's No.: 359932, records of Skagit County, Washington
 Executed By: Will B. Ellis, Treasurer of Skagit County, Washington
 Affects: That portion of said premises lying within the North three-fourth of said Section 12
 As Follows: Reserving all roads and railroad grades, if any, over and across above described lands

4. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry; Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
 From: The State of Washington

EXHIBIT "B"Exceptions
(continued)

Recorded: October 11, 1988
 Auditor's No.: 8810110042, records of Skagit County, Washington
 Executed By: Noretpe, a general partnership

As Follows:

All minerals of every nature whatsoever, including, but not limited to, coal, uranium, iron, natural gas, and oil upon or under the property. Together with the right to the use of such part of the surface as may be reasonably necessary for the purpose of exploring for (by geological, geophysical, or other methods) drilling for, mining, extracting, and removing the same; provided however, that the land owner shall be paid at the time or times such mining operations are commenced, the then fair market value of such portion of the surface as may be used for such operations, including any improvements thereon.

5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
- Recorded: October 23, 1989
 Auditor's No(s): 8910230016, records of Skagit County, Washington

Said instrument is a re-recording of instrument (s);

Recorded: February 21, 1989
 Auditor's File No(s): 8902210090, records of Skagit County, Washington

6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Power and Light Co.
 Purpose: underground electric transmission and/or distribution system
 Recording Date: June 9, 1989
 Recording No.: 8906090006
8. Reservations and/or Exceptions contained in instrument including the terms, covenants and provisions thereof
- Recording Date: January 1, 1989
 Recording No.: 8909290056
9. Declaration of Covenant requiring private maintenance of approved private road and

EXHIBIT "B"Exceptions
(continued)

dedication to County when required, including the terms, covenants and provisions thereof

Recording Date: October 30, 1989
Recording No.: 8910300086

10. Reservations and/or exceptions contained in instrument including the terms, covenants and provisions thereof

Recording Date: November 18, 1986
Recording No.: 8611180012

11. Declaration of Covenant including the terms, covenants and provisions thereof

Recording Date: April 19, 1990
Recording No.: 9004190004

12. 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 NORETEP SURVEY:

Recording No: 8910230031

13. Title Notification including the terms, covenants and provisions thereof

Recording Date: February 27, 1997
Recording No.: 9702270036

14. Title Notification including the terms, covenants and provisions thereof

Recording Date: June 9, 2003
Recording No.: 200306090194

15. City, county or local improvement district assessments, if any.