

When recorded return to:  
Thomas J Roorda and Heather N Roorda  
16218 Colony Road  
Bow, WA 98232

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018 4580  
OCT 15 2018

Amount Paid \$8460.00  
Skagit Co. Treasurer  
By HB Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620035971

CHICAGO TITLE  
W20035971



201810150134

10/15/2018 03:33 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Charles A Dignum, an unmarried person, and Kathleen A Ehman, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Thomas J Roorda and Heather N Roorda, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

That portion of the Northwest ¼ of the Northwest ¼ of Section 35, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the Northwest corner of said subdivision;  
thence South 0°05'15" East along the West line of said subdivision, 825 feet;  
thence North 88°38'32" East parallel to the South line of said subdivision 699 feet to the true point of beginning;  
thence North 0°05'15" West 487.08 feet to the Southwesterly line (as built) for a 60 foot County road;  
thence South 41°51'30" East along said road 225.11 feet;  
thence South 0°05'15" East 315.91 feet to a point which lies North 88°38'32" East from the true point of beginning;  
thence South 88°38'32" West 150 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P48675

**STATUTORY WARRANTY DEED**  
(continued)

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF  
Dated: October 1, 2018

Charles A. Dignum  
Charles A Dignum

Kathleen A. Ehman  
Kathleen A Ehman

State of WASHINGTON  
County of Snohomish

I certify that I know or have satisfactory evidence that  
Charles A. Dignum Kathleen A Ehman  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: October 5, 2018

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

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

**EXHIBIT "A"**  
Exceptions

1. Skagit County Conditional Agreement - Alternative Sewage System Installation including the terms, covenants and provisions thereof  
  
Recording Date: February 21, 1992  
Recording No.: 9202210042
2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: December 17, 2001  
Recording No.: 200112170022  
Matters shown: Possible encroachment of a fence onto the property to the West by approximately 6.8 feet
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: November 8, 2005  
Recording No.: 200511080030  
Matters shown: Possible encroachment of a fence onto the Southerly portion of said premises
4. Easement Agreement including the terms, covenants and provisions thereof  
  
Recording Date: August 11, 2005  
Recording No.: 200508110093
5. Notice re; Bylaws and Service Area including the terms, covenants and provisions thereof  
  
Recording Date: November 16, 2009  
Recording No.: 200911160063
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by Blanchard Edison Water Association.