

When recorded return to:
Uli Haller and Patricia J. Haller
7716 Forest Drive NE
Seattle, WA 98115



201810260040

10/26/2018 11:42 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035630

CHICAGO TITLE
620035630

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ann J. Rasar, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Uli Haller and Patricia J. Haller, a married couple

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

Tract 1, Skagit County Short Plat No. 57-89, approved December 18, 1989 and recorded December 18, 1989 in Book 8 of Short Plats, page 199, under Auditor's File No. 8912180030, being a portion of Government Lot 4 and second class tidelands in Section 26, Township 36 North, Range 2 East, W.M.

TOGETHER WITH AND SUBJECT TO access and utility easements as delineated on face of said Short Plat No. 57-89.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P47110 / 360226-0-014-0018

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20184765
OCT 26 2018

Amount Paid \$16,915.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 19, 2018

Ann J. Rasar
Ann J. Rasar

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that Ann J. Rasar
(s) 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: 10/23/18

[Signature]
Name: Kellia Mayo
Notary Public in and for the State of WA
Residing at: Sedro Woolley
My appointment expires: 6/19/21



EXHIBIT "A"

Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: State of Washington
Recording No.: 91418

reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same, and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.
2. 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 distribution line
Recording Date: April 16, 1931
Recording No.: 242594
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company, a Massachusetts corporation
Purpose: electric transmission and distribution line
Recording Date: May 23, 1931
Recording No.: 243591
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, a Massachusetts corporation
Purpose: electric transmission and distribution line
Recording Date: May 23, 1931
Recording No.: 244062
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company, a Massachusetts corporation
Purpose: underground electric transmission and/or distribution system
Recording Date: June 12, 1980
Recording No.: 8006120005
6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

EXHIBIT "A"

Exceptions
(continued)

Recording Date: April 21, 1981
Recording No.: 8104210036
Matters shown: fence line

7. 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.

8. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: December 18, 1989
Recording No.: 8912180030
Matters shown: fence line

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

10. 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 Survey:

Recording No: 201810110043

11. Easement Agreement and the terms and conditions thereof:

Recording Date: October 25, 2018
Recording No.: 201810250021