

When recorded return to:  
Daniel J. Reis  
18912 Kelleher Road  
Burlington, WA 98233



**201811080025**

11/08/2018 11:27 AM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20184939  
NOV 08 2018

Amount Paid \$ 10507.00  
Skagit Co. Treasurer  
By *BT* Deputy

CHICAGO TITLE  
020036668

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Escrow No.: 245407415

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Charles Patterson, a married man as his separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable  
consideration  
in hand paid, conveys, and warrants to Daniel J. Reis, an unmarried man  
the following described real estate, situated in the County of Skagit, State of Washington:

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

**For APN/Parcel ID(s): P36849 / 350418-1-001-0002**

That portion of the Northeast Quarter of the Northeast Quarter of Section 18, Township 35 North, Range 4  
East of the Willamette Meridian, lying Westerly of the Westerly line of the Kelleher Road (also referred to  
as the New G.W. Greene Road);

EXCEPT that portion thereof lying within the boundaries of State Highway No. 1 (now known as the  
Burlington-Alger Road) as conveyed to the State of Washington by deed recorded July 14, 1932, and  
October 7, 1975, under Auditor's File Nos. 251669 and 824491, records of Skagit County, Washington  
and as condemned in Skagit County Superior Court Cause Nos. 14548 and 14930, records of Skagit  
County, Washington;

AND EXCEPT the right-of-way of Drainage District No. 14 as condemned in Skagit County Superior Court  
Cause No. 36094, records of Skagit County, Washington.


Situated in Skagit County, Washington.

STATUTORY WARRANTY DEED  
(continued)

Dated: November 5, 2018

  
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Charles Patterson

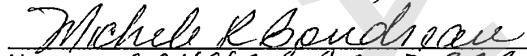
  
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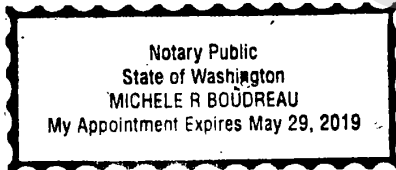
Barbara Hubert, as to any homesteading rights

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Charles Patterson and Barbara Hubert are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 6<sup>th</sup>, 2018

  
Name: MICHELE R BOUDREAU  
Notary Public in and for the State of WA  
Residing at: Bellingham  
My appointment expires: May 29, 2019



## SPECIAL EXCEPTIONS

Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed

Skagit County Superior  
Court Cause No. : 26636, records of Skagit County, Washington  
To: State of Washington

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: September 21, 1967  
Auditor's No(s): 704647, records of Skagit County, Washington  
In favor of: Skagit Valley Telephone Company  
For: Telephone and telegraph lines

Note: Exact location and extent of easement is undisclosed of record.

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: October 18, 1912  
Auditor's No.: 94914, records of Skagit County, Washington  
Executed By: Lake Whatcom Logging Co.  
Affects: The Northeast Quarter of the Northeast Quarter of Section 18  
As Follows: Reserves the right at any and all times to build, maintain, construct and use skid, tram or railroads across the above described premises for the purpose of removing timber from the lands adjacent and in the vicinity of the lands above described, Westerly thereof, as far as the Great Northern Railway, until all the valuable timber on said lands shall have been cut and removed in which event said right shall cease

Agreement, including the terms and conditions thereof; entered into;

By: W.O. Rogers  
And Between: K.L. Goulter & Son  
Recorded: October 1, 1956  
Auditor's No. 542261, records of Skagit County, Washington  
Providing: Removal of soil

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: July 23, 1962  
Auditor's No(s): 624184, records of Skagit County, Washington  
In favor of: Douglas P. Walker and Joyce Walker, husband and wife  
For: Use private roadway

Note: Exact location and extent of easement is undisclosed of record.

Terms, conditions, and restrictions of that instrument entitled Title Notification - Property adjacent to Designated Natural Resource Lands;

Recorded: October 22, 1996  
Auditor's No(s): 9610220152, records of Skagit County, Washington

Terms, conditions, and restrictions of that instrument entitled Title Notification - Parcel Lies Within an Area Designated as Agriculture by Skagit County;

Recorded: October 22, 1996

Auditor's No(s): 9610220153, records of Skagit County, Washington

Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;

Recorded: March 26, 1999

Auditor's No(s): 9903260064, records of Skagit County, Washington

Terms, conditions, and restrictions of that instrument entitled Title Notification - Special Flood Hazard Area;

Recorded: September 5, 2003

Auditor's No(s): 200309050122, records of Skagit County, Washington