

When recorded return to:
Barbara Jo Trask and Gerrit J Van Den Engh
41219 Elysian Ln.
Concrete, WA 98237



201811090027

11/09/2018 10:40 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Recorded at the request of:

File Number: 116842

Statutory Warranty Deed

116842

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Riverview Farms, a Washington General Partnership for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Barbara Jo Trask and Gerrit J. van den Engh, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 10, Township 35 North, Range 6 East, Ptn. SE SW

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): P40972, 350610-3-009-0006

Dated 11-8-18

Riverview Farms

By: A.W. Dynes, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

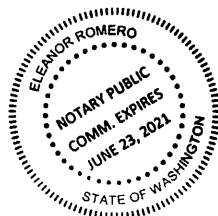
2018 4950
NOV 09 2018

Amount Paid \$ 6,235.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that A.W. Dynes is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Managing Member of Riverview Farms, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11-8-18



Eleanor Romero
Eleanor Romero

Notary Public in and for the State of Washington

Residing at Washington Mt. Vernon

My appointment expires: 6/23/2021

EXHIBIT A

The Southeast quarter of the Southwest quarter of Section 10, Township 35 North, Range 6 East, W.M., EXCEPT the North 20 feet thereof as conveyed to Skagit County for road purposes by deed dated May 15, 1913 and recorded February 3, 1914 under Auditor's File No. 100640, in Volume 96 of Deeds, page 92, records of Skagit County.

Exhibit B**EXCEPTIONS:****A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Power & Light Company
Recorded: April 25, 1925
Auditor's No.: 183091 (Vol. 136 of Deeds, page 304)
Purpose: The right, privilege and authority to construct, erect, alter, improve, repair, operate and maintain two electric transmission lines
Area Affected: A strip 100 feet wide in the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 10, Township 35 North, Range 6 East, W.M., the centerline of which is described as follows:

Beginning at a point on the West line of Section 10, Township 35 North, Range 6 East, W.M., which point is 75.0 feet, more or less, North of the Southwest corner of said Section;
thence running North 89°55' East a distance of 1,630.89 feet;
thence North 76°21' East a distance of 1,840.4 feet;
thence North 86°38' East a distance of 1,868.79 feet to a point on the East line of said Section, which point is 614.70 feet, more or less, North of the Southeast corner of said Section.

B. Condemnation by the State of Washington of rights of access to State Highway and of light, view and air, by decree entered July 11, 1960 in Skagit County Court Cause No. 25060.

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Dated: May 7, 1986
Recorded: May 19, 1986
Auditor's No.: 8605190119
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

D. 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: March 14, 2016
Auditor's No.: 201603140064