

When recorded return to:  
Sara Nuckolls  
5852 Farm to Market Road  
Bow, WA 98232

  
**201811300040**  
11/30/2018 11:43 AM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Escrow No.: 245407407

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20185230  
NOV 30 2018

Amount Paid \$ 8709.20  
Skagit Co. Treasurer  
By *BT* Deputy

**CHICAGO TITLE**  
620036643

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Heidi M. Larsen, a married person as her sole and separate property 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 Sara Nuckolls, an unmarried person

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.)

Tax Parcel Number(s): ~~P4850~~ **P48510**

Subject to:

Subject to Exhibit "B"

STATUTORY WARRANTY DEED  
(continued)

Dated: November 26, 2018

Heidi M. Larsen  
Heidi M. Larsen

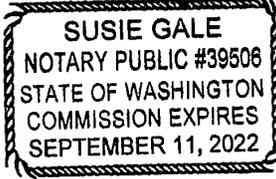
David Peterson  
David Peterson, as to any Community Property  
or Homestead Interest in Subject Property

State of WA  
County of Whatcom

I certify that I know or have satisfactory evidence that  
Heidi M. Larsen & David Peterson  
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: Nov. 27, 2018

Susie Gale  
Name: Susie Gale  
Notary Public in and for the State of WA  
Residing at: Bellingham  
My appointment expires: 9/11/22



**EXHIBIT "A"**  
Legal Description

That portion of Government Lot 9, Section 32, Township 36 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a certain stake known as Stake No. 1, which is 749.76 feet North of the Southeast corner of section section:

Thence North 50 feet to Stake No. 2;  
Thence West 100 feet to Stake No. 3;  
Thence South 50 feet to Stake No. 4;  
Thence East 100 feet to place of beginning.

Situated in Skagit County, Washington.

## Exhibit "B"

1. Right-of-way for road known as Farm to Market Road, constructive notice of which is contained in various instruments of record;  
Affects: Easterly portion of said premises
  
2. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;  
  
Recorded: May 30, 1881  
Executed By: Edward McTaggart and Mary L. McTaggart, husband and wife  
As Follows: Provided herefore the said party of the second part, his heirs, assigns, administrators, or legal representatives shall never remove from the above described premises the present buildings now used for a store and dwelling house, nor keep any saloons or drinking houses (saloon or saloons) there for the disposal of intoxicating liquors
  
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Skagit County  
Purpose: Sewer  
Recording Date: July 2, 1997  
Recording No.: 9707020089
  
4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: February 23, 2004  
Recording No.: 200402230123  
Matters shown: driveway, garden and Boundary
  
5. Lot of Record Certification including the terms, covenants and provisions thereof  
  
Recording Date: September 14, 2009  
Recording No.: 200908140114
  
6. Administrative Variance No. PL09-0387 including the terms, covenants and provisions thereof  
  
Recording Date: December 15, 2009  
Recording No.: 200912150073

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

Recording Date: March 22, 2010  
Recording No.: 201003220127

8. Special Flood Hazard Area including the terms, covenants and provisions thereof

Recording Date: March 22, 2010  
Recording No.: 201003220126

9. title Notification including the terms, covenants and provisions thereof

Recording Date: March 22, 2010  
Recording No.: 201003220125