

When recorded return to:
Jason Green and Carina Green
56581 Sturgeon Road
Darrington, WA 98241



201812130030

12/13/2018 11:23 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE
500077587

Escrow No.: 500077587

STATUTORY WARRANTY DEED

THE GRANTOR(S) Denny Cabe and Janine Cabe, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jason Green and Carina Green, husband and wife

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

That portion of the East 285 feet of the South 157.08 feet of the Northwest ¼ of the Southwest ¼ of the Southeast ¼, lying Northerly of the road in Section 33, Township 33 North, Range 10 East, W.M.

ALSO, the North 10 feet of the South 85 feet of the West 100 feet of the East 385 feet of the Northwest ¼ of the Southwest ¼ of the Southeast ¼ of said Section 33

Situated in Skagit County, Washington,

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

Tax Parcel Number(s): P18936 / 331033-4-009-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 5433
DEC 13 2018
Amount Paid \$ 6057.⁰⁰
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 3, 2018

Denny Cabe
Denny Cabe

Janine Cabe
Janine Cabe

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that
Denny Cabe Janine Cabe
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: December 3, 2018

Scott A. Saylor
Name: Scott A. Saylor
Notary Public in and for the State of WA.
Residing at: Everett
My appointment expires: 11/30/20

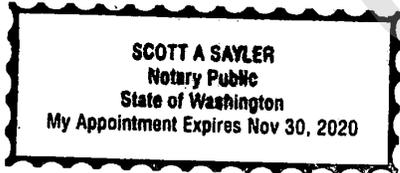


EXHIBIT "A"
Exceptions

1. Exceptions and reservations as contained in instrument;
Recorded: March 30, 1921
Auditor's No.: 148848, records of Skagit County, Washington
Executed By: The Sound Timber Company
As Follows:
The first party hereby reserves unto itself, its successors and assigns, any merchantable timber standing, lying or being upon the said premises, together with all mineral rights therein, and the further right of ingress and egress over and across, and the right to go upon or over the said premises, and the right to locate and operate over and across the said premises such temporary logging railroad or wagon road as the said first party may deem convenient and necessary for the removal of the timber or the minerals from said land or the removal and moving on said railroad of any timber now or hereafter belonging to said first party, its successors and assigns, or to other parties with whom said first party now has agreement for right-of-way on other lands than those herein described. First party also reserves the right to remove rails, ties and other material owned by it from said property at any time.

2. Exceptions and reservations as contained in instrument;
Recorded: WM Lindsey
Auditor's No.: 33240
As Follows: All coal and other minerals are reserved and excepted from this conveyance

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 28, 1972
Auditor's No(s): 771788, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: Said premises, the exact location and extent of said easement is undisclosed of record.

4. Agreement, including the terms and conditions thereof; entered into;
By: Marvin J. Green and Juanita Green, husband and wife
And Between: William E. Barker and Ruth Barker, husband and wife
Recorded: January 24, 1974
Auditor's No.: 795933, records of Skagit County, Washington
Providing: Usage of water well, lines and appurtenances

5. Easement and Agreement, including the terms and conditions thereof, reserved by instrument(s);
Recorded: April 14, 1994
Auditor's No(s): 9404140076, records of Skagit County, Washington
In favor of: William Keith Ford
For: Community well

EXHIBIT "A"

Exceptions
(continued)

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

6. Terms, conditions and restrictions as contained in deed

Recording Date: April 14, 1994

Recording No.: 9404140076

As follows:

The above described property will be combined or aggregated with contiguous property owned by the Grantee. This boundary adjustment is not for the purposes of creating an additional building lot.

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