



201812310103

12/31/2018 01:40 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:

DAVID PATRICK RUSH
~~7735 STATE ROUTE 9~~ 28808 N.E. BIG ROCK RD.
~~SEDRO WOOLLEY, WA 98284~~ DUVALL, WA 98019

Filed for Record at Request of
WHATCOM LAND TITLE COMPANY, INC.
Escrow Number: W-152019

Land Title and Escrow

STATUTORY WARRANTY DEED

01-170174-0

Grantor: JOHN DIAMOND

Grantee: DAVID PATRICK RUSH and JOYCE WALDRON RUSH

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201812310103
DEC 31 2018

Amount Paid \$ 5790.00
Skagit Co. Treasurer
By MGA Deputy

THE GRANTOR, JOHN DIAMOND, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DAVID PATRICK RUSH and JOYCE WALDRON RUSH, a married couple the following described real estate, situated in the County of SKAGIT, State of WASHINGTON: DAR JWR

THE SOUTH 214 FEET OF THE FOLLOWING DESCRIBED TRACTS:

THE SOUTH ½ OF GOVERNMENT LOT 3, LYING EASTERLY OF SR 9 (FORMERLY SECONDARY STATE HIGHWAY NO. 1-A), EXCEPT THAT PORTION THEREOF LYING NORTHERLY AND EASTERLY OF THE MIDLINE OF AN EXISTING CREEK.

TOGETHER WITH THAT PORTION OF THE SOUTH 22 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LYING WESTERLY OF THE MIDLINE OF AN EXISTING CREEK WHICH RUNS GENERALLY IN THE SOUTHEASTERLY DIRECTION; ALL IN SECTION 7, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: A PTN OF GOV. LOT 3 & NE ½ OF SW ¼, 7-35-5 E W.M.

SEE ATTACHED EXHIBIT "A" FOR EXCEPTIONS

Tax Parcel Number(s): 350507-0-035-0006 / PID P38620

LPB 10-05(i)

Dated: December 3, 2018

John Diamond
JOHN DIAMOND

STATE OF WASHINGTON }
COUNTY OF WHATCOM } SS:

I certify that I know or have satisfactory evidence that JOHN DIAMOND
is are the person(s) who appeared before me, and said person(s) acknowledged that HE/SHE/THEY
signed this instrument and acknowledge it to be HIS/HER/THEIR free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: December 27, 2018

Sheridan Clough
Notary Public in and for the State of WASHINGTON
Residing at 508/2020 11-17-20
My appointment expires: 5/08/2020 11-17-20



EXHIBIT A**SUBJECT TO:****A. RESERVATION INCLUDING TERMS AND CONDITIONS THEREOF:**

In Favor Of:	The Wolverine Company, a corporation
Dated:	February 23, 1921
Recorded:	March 17, 1921
Auditor's No.:	148541
Deed Records:	Volume 121, page 486
Purpose:	Mineral and mineral oil
Affects:	Subject property and other property

B. RESERVATION INCLUDING TERMS AND CONDITIONS THEREOF:

In Favor Of:	Puget Mill Company, a corporation
Dated:	June 16, 1933
Recorded:	July 18, 1933
Auditor's No.:	257064
Deed Records:	Volume 163, page 9
Purpose:	Full, complete and absolute right to all oils, gases, coal, minerals, metals and fossils of every name and nature, and also to take, mine and remove the same

(Affects subject property and other property)

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Public Utility District No. 1 of Skagit County
Purpose:	Pipe line
Area Affected:	West 20 feet
Dated:	August 30, 1958
Recorded:	September 9, 1958
Auditor's No.:	570141

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Puget Sound Power & Light Company, a Washington Corporation
Purpose:	An underground electric transmission and/or distribution system
Area Affected:	The South 15 feet of the West 245 feet
Dated:	August 22, 1986
Recorded:	September 2, 1986
Auditor's No.:	8609020045

“EXHIBIT A” continued

E. Any change in the boundary or legal description of the real property, or title to the estate insured, that may arise due to the shifting and changing in the course of the unnamed stream along Easterly boundary.

F. The effect, if any, of a Survey of said premises recorded August 7, 2003, under Auditor’s File No. 200308070022, records of Skagit County, Washington.

...END OF EXHIBIT “A”