

When recorded return to:
Vicki Grenier
1601 Georgia Ave
Anacortes, WA 98221



201901100025

01/10/2019 11:13 AM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036833

CHICAGO TITLE
620036833

STATUTORY WARRANTY DEED

THE GRANTOR(S) J. Semmes Mickelwait and Pamela Mickelwait, 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 Vicki Grenier, a married woman, presumptively subject to the
community property interest of a spouse/registered domestic partner

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.)

Lot(s): 3 AND PTN 1 SKAGIT COUNTY SHORT PLAT NO. 95-009

Tax Parcel Number(s): P107823 / 360326-4-003-0100, P129998 / 360326-4-003-0309,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201998
JAN 10 2019

Amount Paid \$ 4,001.¹⁰
Skagit Co. Treasurer
By *man* Deputy

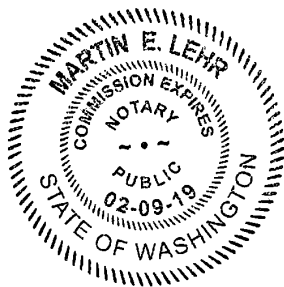
STATUTORY WARRANTY DEED
(continued)

Dated: January 3, 2019

J Semmes Mickelwait
J Semmes Mickelwait
Pamela Mickelwait
Pamela Mickelwait

State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that J Semmes Mickelwait
and Pamela Mickelwait
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: January 9, 2019

Martin E. Lehr
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: da Conner
My appointment expires: 2-9-19

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P107823 / 360326-4-003-0100 and P129998 / 360326-4-003-0309

Lot 3 of Short Plat No. 95-009, approved August 1, 1995, recorded August 2, 1995, in Volume 12 of Short Plats, pages 9, 10 and 11, under Auditor's File No. 9508020034, records of Skagit County, Washington, being a portion of the Southeast ¼ of Section 26, Township 36 North, Range 3 East, W.M. TOGETHER WITH beginning at the Northeast corner of Lot 1 of said Short Plat No. 95-009; thence North 58°10'30" West along the Northeasterly line of said Lot 1, a distance of 194.32 feet; thence North 62°40'55" West along said Northeasterly line, a distance of 720.23 feet; thence North 62°41'35" West along said Northeasterly line, a distance of 32.94 feet; thence South 06°38'51" East, a distance of 1,156.26 feet to the point of curvature of a nontangent curve to the left having a radial bearing of North 34°37'04" East and a radius of 1,320 feet; thence Southeasterly along said curve through a central angle of 02°29'35" and an arc distance of 57.43 feet to the Southeasterly line of said Lot 1; thence North 41°42'53" East along said Southeasterly line, a distance of 980.56 feet to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Agreement including the terms, covenants and provisions thereof;
Regarding: Alternative sewage system
Executed by: J. Semmes Mickelwait and Skagit County
Recording Date: March 22, 1995
Recording No.: 9503220094
2. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: September 3, 1993
Recording No.: 9309030006 (re-record of 9308020029)
3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Recording Date: September 3, 1993
Recording No.: 9309030006 (re-record of 9308020029)
4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: February 13, 1992
Recording No.: 9202130038
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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 applicable law, as set forth on Short Plat No. 95-009:

Recording No: 9508020034
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company, a Washington corporation
Purpose: Electric transmission and/or distribution line
Recording Date: December 1, 1993

EXHIBIT "B"Exceptions
(continued)

Recording No.: 9312010085

7. Reservations and recitals contained in the Deed as set forth below:

Grantor: Crown Pacific, LTD.
Recording Date: December 14, 1989
Recording No.: 8912140077 and 8912140078

8. Variance, including the terms, covenants and provisions thereof;

Recording Date: November 8, 1994
Recording No.: 9411080034

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company, a Washington corporation
Purpose: Electric transmission and/or distribution line
Recording Date: July 10, 1996
Recording No.: 9607100067

10. Statement of Mineral Claim, including the terms, covenants and provisions thereof;

Recording Date: March 18, 2009
Recording No.: 200903180041

11. Declaration of Segregation, including the terms, covenants and provisions thereof;

Recording Date: November 8, 1990
Recording No.: 9011080036

12. Quit Claim Deed Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date: December 23, 2009
Recording No.: 200912230077

13. Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: March 11, 2010
Recording No.: 201003110006

14. The Land has been classified as Classified Forest Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment

EXHIBIT "B"Exceptions
(continued)

rate for present and past years. As disclosed by tax rolls P129998:

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

15. The Land has been classified as Timber Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: October 2, 2001
Recording No.: 200110020105

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

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