

When recorded return to:
Anita Kay Anderson
36379 Cape Horn Road
Sedro Woolley, WA 98284



201902250057

02/25/2019 11:44 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037088

CHICAGO TITLE
620037088

STATUTORY WARRANTY DEED

THE GRANTOR(S) Billy Farrar and Pamela L. Farrar, his spouse on October 6, 2015, date of acquiring title, and all times since

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Anita Kay Anderson, an unmarried woman

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.)

Tract A Skagit County Short Plat No. 81--76 and Ptn. G.L. 6, 18-35-7E, W.M.

Tax Parcel Number(s): P42958 / 350718-0-014-0105, P42960 / 350718-0-014-0303,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 628
FEB 25 2019

Amount Paid \$ 717.00
Skagit Co. Treasurer
By *BJ* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 20, 2019



Billy Farrar

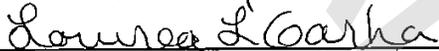


Pamela L. Farrar

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Billy Farrar and Pamela L. Farrar are the persons who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be there free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 22, 2019



Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Owlington
My appointment expires: 10/27/2022

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARKA
License Number 122836
My Commission Expires 10-27-2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P42958 / 350718-0-014-0105 and P42960 / 350718-0-014-0303

PARCEL A:

Tract A, SKAGIT COUNTY SHORT PLAT NO. 81-76, approved January 10, 1977, and recorded in Volume 2 of Short Plats, page 15, under Auditor's File No. 848996, records of Skagit County, Washington; being a portion of Government Lot 6, Section 18, Township 35 North, Range 7 East of the Willamette Meridian.

PARCEL B:

That portion of Government Lot 6, Section 18, Township 35 North, Range 7 East of the Willamette Meridian, described as follows:

Commencing at the West Quarter corner of said Section 18;
thence South 88°51'23" East along the East-West centerline of said Section 18 a distance of 1,607.63 feet;
thence South 00°44'48" West parallel with the North-South centerline of said Section 18 a distance of 593.11 feet to the true point of beginning;
thence South 80°30'43" East a distance of 2.25 feet to the beginning of a curve to the left having a radius of 668.51 feet;
thence along the arc of the curve through a central angle of 06°14'04" a distance of 72.74 feet;
thence South 03°12'13" West a distance of 123.22 feet to a point on a curve having a radius point bearing North 01°25'58" East a distance of 895.26 feet from said curve point;
thence along the arc of the curve in a Westerly direction through a central angle of 05°40'21" a distance of 88.63 feet;
thence North 09°26'17" East a distance of 126.52 feet to the true point of beginning.

ALL situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: March 7, 1929
 Auditor's No.: 220834, records of Skagit County, Washington
 In favor of: Puget Sound Power and Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SKAGIT COUNTY SHORT PLAT NO. 81-76:

 Recording No: 848996

3. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
 Recorded: November 3, 1977
 Auditor's No.: 868000, records of Skagit County, Washington
 Executed By: Robert W. Powers
 As Follows: The tract of land above-conveyed is not to be used as a separate building site

4. Title Notification Area of Special Flood Hazard and the terms and conditions thereof

 Recording Date: January 9, 2001
 Recording No.: 200101090048

5. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands and the terms and conditions thereof

 Recording Date: January 9, 2001
 Recording No.: 200101090049

6. Waiver and Covenant Not to Sue Skagit County and Adjacent to Natural Resource Land Property Owners and the terms and conditions thereof

 Recording Date: January 9, 2001
 Recording No.: 200101090050

EXHIBIT "B"

Exceptions
(continued)

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

Granted to: Puget Sound Energy, Inc.
Purpose: Utility Systems
Recording Date: October 31, 2016
Recording No.: 201610310321

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