

When recorded return to:
Peter Wolkin and Tracey Jaeger
4914 Robinwood Ln
Bow, WA 98232



201903010043

03/01/2019 11:34 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.: 620036819

CHICAGO TITLE

W20036819

STATUTORY WARRANTY DEED

THE GRANTOR(S) Arlyn Livingston and Kristine Livingston, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Peter Wolkin and Tracey Jaeger, a married couple

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 SHORT PLAT NO. PL10-0040

Tax Parcel Number(s): P130431 / 360326-4-003-0400,

Being ptn. SE 26.36-3

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

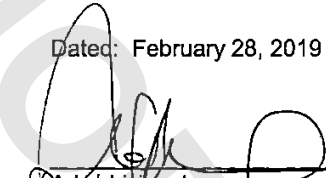
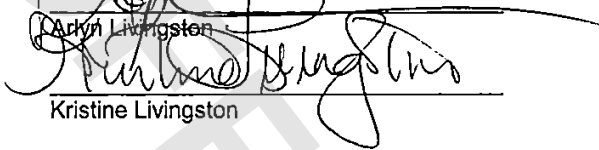
2019726

MAR 01 2019

Amount Paid \$2,230.00
Skagit Co. Treasurer
By *Chad* Deputy

STATUTORY WARRANTY DEED
(continued)

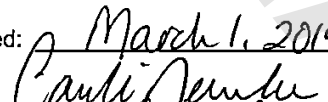
Dated: February 28, 2019


Arlyn Livingston

Kristine Livingston

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Arlyn Livingston and Kristine Livingston are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:

March 1, 2019

Name: Candi Newcombe
Notary Public in and for the State of Washington
Residing at: Midway
My appointment expires: Aug 1, 2021

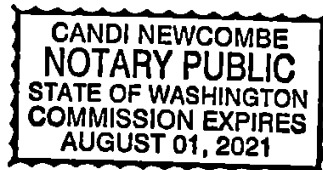


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P130431 / 360326-4-003-0400

Lot 3, Short Plat (CaRD) No. PL10-0040, approved November 15, 2010, recorded November 16, 2010, under Auditor's File No. 201011160086, records of Skagit County, Washington; being a re-plat of a portion of Lot 1, Short Plat No. 95-009; and being a portion of the Southeast $\frac{1}{4}$ of Section 26, Township 36 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington

Handwritten signature and initials in black ink.

EXHIBIT "B"

Exceptions

1. TERMS AND CONDITIONS, INCLUDING BUT NOT LIMITED TO RESERVATIONS AND EASEMENTS, CONTAINED IN DEED:
 Recorded: December 14, 1989
 Auditor's Nos.: 8912140077 and 8912140078

2. RIGHT OF FIRST NEGOTIATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF AS DISCLOSED BY MEMORANDUM:
 Dated: December 14, 1989
 Between: The Trillium Corporation
 And: Crown Pacific Ltd.
 Recorded: December 14, 1989
 Auditor's No.: 8912140079

3. DECLARATION OF COVENANTS AND JOINT ROAD MAINTENANCE AGREEMENT:
 Executed By: Trillium Corporation
 Recorded: September 3, 1993
 Auditor's No.: 9309030006

 Said instrument is a re-recording of Auditor's File No. 9308020029.

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

 Granted to: Puget Sound Power & Light Company
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: December 1, 1993
 Recording No.: 931210085
 Affects: Portion of said premises

5. Terms and Conditions of Variance for Road Construction

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

6. Alternative Sewage Agreement including the terms, covenants and provisions thereof

 Recording Date: March 22, 1995
 Recording No.: 9503220094

7. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
 Grantee: John F. Zimmermann and Debra A. Zimmermann, husband and wife
 Purpose: A well protection zone
 Area Affected: A 100 foot radius well protection zone in Lot 2 of Short Plat
 Dated: June 7, 1995

EXHIBIT "B"Exceptions
(continued)

Recorded: June 27, 1995
Auditor's No.: 9506270019

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: July 10, 1996
Recording No.: 9607100067
Affects: Portion of said premises

9. 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 SKAGIT COUNTY SHORT PLAT NO. PL10-0040:

Recording No: 201011160086

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

Recording Date: November 16, 2010
Recording No.: 201011160087

11. Protected Critical Area and Open Space Protected Area Easement Agreement including the terms, covenants and provisions thereof

Recording Date: November 16, 2010
Recording No.: 201011160088

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