

201903110091

03/11/2019 02:08 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

When recorded return to:

Jan F. Kittelson
Jan F. Kittelson and April M. Kittelson, Trustees of
the Kittelson Living Trust dated June 27, 2017
54398 Elder Lane
Darrington, WA 98241

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037486

CHICAGO TITLE
W20037486

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marie M. Niwa, Trustee of the Niwa Family Trust, dated October 29, 1990
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jan F. Kittelson and April M. Kittelson, Trustees of the Kittelson
Living Trust dated June 27, 2017

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.)

PTN NE 1/4 of SEC 31-33-10 AKA Tract 21 of Trail Creek

Tax Parcel Number(s): P18830, 331031-1-004-0907

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019877

MAR 11 2019

Amount Paid \$ 1,162.⁰⁰

Skagit Co. Treasurer

By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 6, 2019

Marie M. Niwa, Trustee of the Niwa Family Trust, dated October 29, 1990

BY: Marie M. Niwa, Trce
Marie M. Niwa
Trustee

State of Washington
wa of King

I certify that I know or have satisfactory evidence that Marie M Niwa

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of Niwa Famil Trust, dated October 29, 1990 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3.6.2019

(Signature)

(Signature)
Name: CHRISTIANE S PIEPER
Notary Public in and for the State of WA
Residing at: Secoma
My appointment expires: 03-02-2023

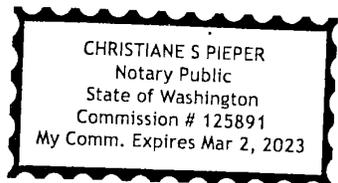


EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 620037486

For APN/Parcel ID(s): P18830/331031-1-004-0907

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 31, TOWNSHIP 33 NORTH,
RANGE 10 EAST.

THENCE N 88°38'58" W 30 FEET TO A POINT ON THE WEST LINE OF THE EXISTING ROAD

THENCE ALONG SAID WEST LINE S 01°21'02" W 18.61 FEET TO A POINT.

THENCE N 89°11'09" W 669.50 FEET TO THE TRUE POINT OF BEGINNING

THENCE CONTINUING N 89°11'09" W 334.75 FEET TO A POINT;

THENCE S 89°11'09" E 334.75 FEET TO A POINT;

THENCE S 01°21'02" W 651.28 FEET TO THE TRUTH POINT OF BEGINNING.

ALSO KNOWN AS TRACT 21 OF THE RECORDED SURVEY OF TRAIL CREEK OF VOLUME 92 OF
OFFICIAL RECORDS, PAGES 576 TO 589, INCLUSIVE, RECORDED AUGUST 17, 1972 UNDER
RECORDING NUMBER 772764.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 map of Trail Creek:

Recording No: 776808

2. Covenants, conditions and restrictions 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: August 17, 1972
Recording No.: 772763

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 15, 1972
Recording No.: 776807

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

Granted to: PUD of Snohomish County
Purpose: electric transmission line
Recording Date: May 10, 1972
Recording No.: 784768

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

Granted to: other owners in Sections 31 and 32, Township 33 North, Range 10 East W.M.
Purpose: ingress and egress
Recording Date: August 17, 1972 and November 15, 1972
Recording No.: 772763 and Recording No. 776807

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

5. Assessments, if any, levied by Trail Creek Community Association.

