

When recorded return to:

Joshua J. Maxwell and Krissa L. Maxwell
24528 Wiseman Lane
Mount Vernon, WA 98273



201903120052

03/12/2019 01:58 PM 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.: 620037028

CHICAGO TITLE
620037028

STATUTORY WARRANTY DEED

THE GRANTOR(S) Herbert M. Wiseman and Nancy Jean Wiseman, 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 Joshua J. Maxwell and Krissa L. Maxwell, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 4, SKAGIT COUNTY SHORT PLAT NO. 99-020, recorded under Auditor's File No.
200111300188, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P118658 / 340530-1-007-0500

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019883
MAR 12 2019

Amount Paid \$9,973.00
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED (continued)

Dated: February 14, 2019

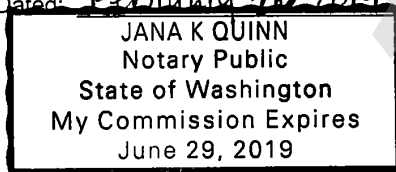
Herbert M. Wiseman
Herbert M. Wiseman

Nancy Jean Wiseman
Nancy Jean Wiseman

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Herbert M. Wiseman is the person who appeared before me, and said person acknowledged that ~~he~~ she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 10 2019

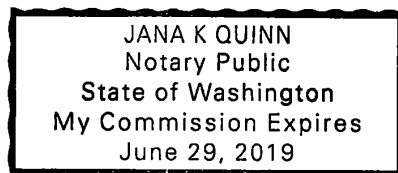


Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: _____

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Nancy Jean Wiseman is the person who appeared before me, and said person acknowledged that ~~he~~ she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 20 2019



Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

EXHIBIT "A"

Exceptions

1. 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. 99-0020:

Recording No: 200111300188

2. Road Maintenance Agreements and the terms and conditions thereof:

Recording No.: 200111300188

Recording No.: 200111300189

3. Protected Critical Area Agreement and the terms and conditions thereof:

Recording Date: November 30, 2001

Recording No.: 200111300191

4. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: January 28, 1952

Auditor's No.: Volume 248, Page 728

In favor of: Puget Sound Power & Light Company

For: Underground electric system, together with necessary appurtenances

5. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: November 5, 1985

Auditor's No.: 8511050074

In favor of: Puget Sound Power & Light Company

For: Underground electric system, together with necessary appurtenances

6. Reservation of all coal, oil, gas and mineral rights, and rights to explore for the same contained in the deed

Recording Date: December 22, 1971

Recording No.: 762147

No determination has been made as to the current ownership or other matters affecting said reservations.

7. Easement, including the terms and conditions thereof, disclosed by instrument(s);

EXHIBIT "A"Exceptions
(continued)

Auditor's No(s).: 541537
In favor of: Pacific Northwest Pipeline Corporation
For: Pipeline

8. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Auditor's No(s).: 586726
In favor of: Pacific Northwest Pipeline Corporation
For: Pipeline

9. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: April 18, 2003
Auditor's No(s).: 200304180120
In favor of: Ingress, egress, road right of way and utilities
For: Delineated Wiseman Lane on face of said Short Plat

Said easement contains, among other things, provisions for maintenance by the common users.

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

Granted to: Puget Sound Power and Light Company
Purpose: Two transmission Lines
Recording Date: June 15, 1925
Recording No.: Volume 137 of Deeds, page 82

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

Granted to: Puget Sound Power and Light Company
Purpose: Two Transmission Lines
Recording Date: March 28, 1930
Recording No.: Volume 153 of Deeds, page 292

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

Granted to: Puget Sound Power and Light Company
Purpose: Two transmission Lines
Recording Date: November 25, 1925
Recording No.: Volume 138 of deeds, page 234

13. Reservations including the terms, covenants and provisions thereof

EXHIBIT "A"Exceptions
(continued)

Recording Date: October 8, 1909
Recording No.: Volume 78 of Deeds, page, 443

14. Open Space Agreement including the terms, covenants and provisions thereof

Recording Date: November 30, 2001
Recording No.: 200111300190

15. Title Notification including the terms, covenants and provisions thereof

Recording Date: August 23, 2004
Recording No.: 200408230181

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

Granted to: Thomas P. Wenzl, a single man, and to their successor and assigns in ownership
Purpose: Water Line
Recording Date: February 1, 2005
Recording No.: 200502010137

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

Granted to: Skagit County
Purpose: Temporary Easement for Riparian Restoration work
Recording Date: August 27, 2015
Recording No.: 201508270141

18. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

19. The Land has been classified as Farm and Agricultural 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: March 22, 1985
Recording No.: 8503220002

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.

EXHIBIT "A"Exceptions
(continued)

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.

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