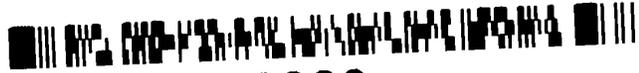


When recorded return to:
Michael Peadro and Tina Peadro
32266 Carpenter Road
Sedro Woolley, WA 98284


201903210026
03/21/2019 11:43 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.: 620036985

CHICAGO TITLE
620036985

STATUTORY WARRANTY DEED

THE GRANTOR(S) Roger James Wills, an unmarried individual

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Michael Peadro and Tina Peadro, 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.)

Ptn. NE, 8-35-6E, W.M. Aka Lot 8 Survey 849436

Tax Parcel Number(s): P40847 / 350608-1-019-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019996
MAR 21 2019

Amount Paid \$ 7570.00
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 19, 2019

Roger James Wills
Roger James Wills

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Roger James Wills
(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: March 20, 2019

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 11/29/2019

JANA K QUINN
Notary Public
State of Washington
My Commission Expires
June 29, 2019

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P40847 / 350608-1-019-0002

Parcel A:

Tract 8 of that certain Survey recorded January 18, 1977, in Volume 249 of Official Records, page 497, under Auditor's File No. 849436, records of Skagit County, Washington; being a portion of the Northeast Quarter of Section 8, Township 35 North, Range 6 East, W.M.

Situated in Skagit County, Washington.

Parcel B:

A non-exclusive easement for ingress, egress and utilities as shown in record of Survey recorded on January 18, 1977, under Auditor's File No. 849436, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement granted by Highland Timber Company, a corporation, to State Division of Forestry, to construct and maintain a road for forest protection purposes only, in instruments dated December 18, 1934 and April 4, 1939, recorded March 30, 1937 and May 17, 1939 in Volume 171 of Deeds, page 470 and Volume 177 of Deeds, page 172.

2. An easement for water pipe line, together with the right to go on said premises to repair, maintain and replace said pipe line, affecting the East ½ of the Northeast ¼ and other property, granted by Carol Dobson and Josephine Robinson to the Town of Lyman, in an instrument dated June 17, 1944, recorded July 20, 1944, under Auditor's File No. 373127, reference to the record hereby being made for full particulars.

By instrument dated December 2, 1968 and recorded December 16, 1968, under Auditor's File No. 721433, the Town of Lyman released that portion of the rights granted as set forth in the portion of said deed headed "water storage rights", but reserving to the town all other rights conveyed in said deed.

3. 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: Anchors and associated guy wires
Recording Date: July 22, 1971
Recording No.: 755757
Affects: adjacent to private roads

4. 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: March 20, 1973
Recording No.: 782171

5. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,

Recording Date: January 18, 1977
Recording No.: 849436

6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in

EXHIBIT "B"Exceptions
(continued)

course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

7. Bylaws of Carpenter Road Maintenance Association, including the terms, covenants and provisions thereof

Recording Date: April 6, 1994
Recording No.: 9404060085

Amended by A.F. No. 200402110071
8. Assessments or charges and liability to further assessments or charges, including the terms, covenants and provisions thereof

Recording Date: April 6, 1994
Recording No.: 9404060085

Amended by A.F. No. 200402110071
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County
Purpose: Ingress and egress
Recording Date: May 20, 2010
Recording No.: 201005200079
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by Carpenter Road Maintenance Association.