

When recorded return to:  
Brett Wisdom and Cheri Wisdom  
12636 104th Ave NE  
Kirkland, WA 98034



**201903280064**

03/28/2019 03:20 PM 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.: 620037365

**CHICAGO TITLE**  
620037365

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Erika J Davis, Personal Representative of The Estate of William A. Eastman, deceased

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

Tax/Map ID(s): *PM SE 10-35-5*

Tax Parcel Number(s): P38833 / 350510-4-004-0109, P38842 / 350510-4-006-0107,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*20191106*  
**MAR 28 2019**

Amount Paid \$ *13,123.60*  
Skagit Co. Treasurer  
By *HB* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 21, 2019

The Estate of William A. Eastman

BY: Erika J. Davis Personal Representative  
Erika J. Davis  
Personal Representative

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Erika J. Davis  
(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 Personal Representative of The Estate of William A. Eastman to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 27, 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

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

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P38833 / 350510-4-004-0109 and P38842 / 350510-4-006-0107**

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That portion of the South Half of the Southeast Quarter of Section 10, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at a point on the North line of State Highway 20 (formerly State Highway No. 17-A), as conveyed by Deed dated February 13, 1948, and recorded April 8, 1948, under Auditor's File No. 416690, records of Skagit County, Washington, located a distance of 1,147.00 feet, more or less, Northwesterly from the intersection of the North line of said highway and the East line of said subdivision, said point being the Southwest corner of a tract conveyed to Oscar Nicholson et ux by Deed dated July 23, 1957, and recorded July 24, 1957, under Auditor's File No. 554122, records of Skagit County, Washington;  
thence North a distance of 258.00 feet, more or less, to the Northwest corner of said Nicholson tract;  
thence East a distance of 431.00 feet;  
thence North 30°00'00" East a distance of 679.00 feet, more or less, to the North line of said subdivision;  
thence Westerly along said line a distance of 1,616.00 feet;  
thence South 35°00'00" East a distance of 924.20 feet, more or less, to the North line of said State Highway 20;  
thence Southeasterly along the North line of said Highway to the point of beginning.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**  
Exceptions

1. Reservations and exceptions contained in the deed:

Recording Date: December 8, 1942  
Recording No.: 358169

The Company makes no representations about the present ownership of these reserved and excepted interests.

2. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date.: June 12, 1980  
Recording No.: 8006120006  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line  
Affects: Portion of said premises

3. Notice of Claim to Severed Mineral Interest including the terms, covenants and provisions thereof

Recording Date: July 24, 2009  
Recording No.: 200907240051  
Recording No.: 200907240052

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

4. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from

**EXHIBIT "B"**

Exceptions  
(continued)

designated NR Lands."

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. City, county or local improvement district assessments, if any.