

When recorded return to:  
Daniel James Haskins and Linda Carol Haskins  
5720 Jensen Road  
Stanwood, WA 98292

201904010128  
04/01/2019 01:30 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No.: 620036742

CHICAGO TITLE  
620036742

### STATUTORY WARRANTY DEED

THE GRANTOR(S) David L Felt and Pam D Felt, 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 Daniel J Haskins and Linda C Haskins, a married couple

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

Lot A, except the Northerly 20 feet thereof, and all of Lot 12 of West View, according to the plat recorded in Volume 6 of plats, page 5, records of Skagit County, Washington.

Together with that portion of the 100 foot wide railroad right-of-way, commonly known as the Northern Pacific Railway (as originally conveyed to the Seattle Lake Shore and Eastern Railway), adjoining the plat of West View, Replat of Block 40, Montborne, Skagit County, Washington, as per plat recorded in Volume 6 of plats, page 5, records of Skagit County, Washington, that lies Westerly of the centerline of said right-of-way and between the Northeasterly extensions of the Southeasterly line of the Northerly 20 feet of Tract A and the Southeasterly line of Lot 12 of said plat; Except that portion thereof, if any, lying within a County road right-of-way.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P74753/ 4137-000-012-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019 1161

APR 01 2019

Amount Paid \$ 13,800.<sup>00</sup>  
Skagit Co. Treasurer  
By *nam* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 4, 2019

David L Felt  
David L Felt

Pam D. Felt  
Pam D Felt

State of Washington  
County of Snohomish

I certify that I know or have satisfactory evidence that David L. Felt and Pam D. Felt  
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 14, 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 "B"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Skagit County Sewer District No. 2  
Purpose: Sanitary sewers  
Recording Date: January 29, 1978  
Recording No.: 895599  
Affects: Said premises
2. Variance Permit, including the terms, covenants and provisions thereof;  
  
Recording Date: March 11, 1986  
Recording No.: 8603110007
3. Agreement including the terms, covenants and provisions thereof;  
  
Executed by: David L. Felt & Pamela D. Felt and Skagit County Sewer District #2  
Recording Date: March 12, 1993  
Recording No.: 9303120034
4. Resolution No. 1640-94, including the terms, covenants and provisions thereof;  
  
Recording Date: October 14, 1994  
Recording No.: 9410140045
5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: September 18, 1998  
Recording No.: 9809180089  
Matters shown: Retaining wall, propane tank, concrete slab, sheds and fence
6. Protected Critical Area Site Plan, including the terms, covenants and provisions thereof;  
  
Recording Date: January 18, 2001  
Recording No.: 200101180057
7. Shoreline Variance Application, including the terms, covenants and provisions thereof;  
  
Recording Date: November 30, 2000  
Recording No.: 200011300136
8. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: August 23, 2011  
Recording No.: 201108230065  
Matters shown: House / roof line
9. 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 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.