

When recorded return to:
Mark Schneider and Lisa Schneider
19537 Landing Road
Mount Vernon, WA 98273



201904100016

04/10/2019 11:39 AM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037507

CHICAGO TITLE
620037507

STATUTORY WARRANTY DEED

THE GRANTOR(S) James L. Ciecko and Jo Anne Myers-Ciecko, 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 Mark Schneider and Lisa Schneider, 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.)

PTNS GOVT LT 3, SEC. 8-33-3E, W.M.

Tax Parcel Number(s): P15509 / 330308-0-006-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191266

APR 10 2019

Amount Paid \$ 10,418.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 2, 2019

James L. Ciecko
James L. CieckoJo Anne Myers-Ciecko
Jo Anne Myers-CieckoState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that James L. Ciecko and Jo Anne Myers-Ciecko are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

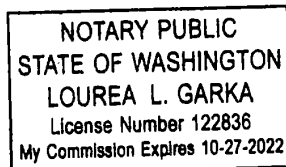
Dated: April 4, 2019Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P15509 / 330308-0-006-0004

PARCEL A:

That portion of Government Lot 3, Section 8, Township 33 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point 443.00 feet West of the Northeast corner of said Government Lot 3;
Thence South 125.00 feet;
Thence West 85.00 feet;
Thence North 125.00 feet;
Thence East 85 feet to the Point of Beginning.

Situate in the County of Skagit, State of Washington.

PARCEL B:

That portion of Government Lot 3, Section 8, Township 33 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point 528 feet West of the Northeast corner of said Government Lot 3;
Thence South 125.00 feet;
Thence West 89.00 feet;
Thence North 125.00 feet;
Thence East 89 feet to the Point of Beginning;

Excepting therefrom the following:

Beginning at a point 577.40 feet West of the Northeast corner of said Government Lot 3;
Thence along the North line of said Government Lot 3, North 89°04'26" West a distance of 39.60 feet;
Thence South 01°05'36" West a distance of 125.00 feet;
Thence South 89°04'26" East a distance of 39.60 feet;
Thence North 01°05'36" East a distance of 125.00 feet to the Point of Beginning.

Situate in the County of Skagit, State of Washington.

PARCEL C:

That portion of the East 443.00 feet of Government Lot 3, Section 8, Township 33 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of said subdivision;
Thence South along said West line a distance of 330 feet;
Thence East 165 feet;
Thence North 330 feet, more or less, to a point of the North line of said subdivision which is 150 feet East of the Point of Beginning;
Thence West along said North line to the Point of Beginning.

EXHIBIT "A"
Legal Description
(continued)

Excepting therefrom the following:

Beginning at the Northwest corner of said subdivision;
Thence South 01°05'36" West along said West line a distance of 330.00 feet to the true point of beginning;
Thence South 89°04'26" East, a distance of 165.00 feet;
Thence North 01°30'34" West a distance of 82.25 feet;
Thence South 76°17'25" West, a distance of 166.80 feet to a point North 01°05'36" East from the true point of beginning;
Thence South 01°05'36" West, a distance of 40.03 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL D:

That portion of the West 440.00 feet of the East 883 feet of Government Lot 3, Section 8, Township 33 North, Range 3 East of the Willamette Meridian;

Except the East 174.00 feet of the North 125 feet, described as follows:

Beginning at the North corner of the East line of said subdivision;
Thence South 01°05'36" West, along said East line a distance of 164.97 feet;
Thence North 89°04'26" West a distance of 30.00 feet;
Thence North 01°05'36" East a distance of 164.97 feet;
Thence South 89°04'26" East a distance of 30.00 feet to the Point of Beginning.;

Together with road rights reserved in deeds recorded under Auditor File No. 407372 and 407373 and together with an easement for private roadway as established by Deeds for Easement recorded under recording nos. 9602140108, 9602140109 and 9602140110 records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. 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:	Electric transmission and/or distribution line
Recording Date:	September 3, 1946
Recording No.:	395568
Affects:	Portion of said premises
2. 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:	Electric transmission and/or distribution line
Recording Date:	October 17, 1946
Recording No.:	397096
Affects:	Portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	As described in said instrument
Purpose:	Roadway
Recording Date:	August 4, 1947
Recording No.:	407372
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	As described in said instrument
Purpose:	Water line
Recording Date:	June 30, 1967
Recording No.:	701478
Affects:	Portion of said premises
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Public Utility District No. 1 of Skagit County, WA
Purpose:	Pipeline(s) and/or main(s) for the transmission and/or distribution of water
Recording Date:	September 12, 1986
Recording No.:	8609120021
6. Agreement and the terms and conditions thereof:

EXHIBIT "B"Exceptions
(continued)

Executed by: Perpetual Illusions Exchange, Tom Bergen and Paulette Bergen; and
 Jana Gage, et. al.
 Recording Date: July 18, 1988
 Recording No.: 8807180039

Said Agreement modifies a previous Road Maintenance Agreement recorded on November 1, 1982 under recording number 8211010043 .

7. Agreement and the terms and conditions thereof:

Executed by: Joanna Gage and Richard Crossman and Skagit County
 Recording Date: August 17, 1988
 Recording No.: 8808170071

8. Agreement and the terms and conditions thereof:

Executed by: As described in said instrument
 Recording Date: February 14, 1996
 Recording No.: 9602140108

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

9. 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 Boundary Line Adjustment Survey:

Recording No: 200601180101

10. 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,

EXHIBIT "B"Exceptions
(continued)

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 designated NR Lands."

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