



201904120038

04/12/2019 11:08 AM Pages: 1 of 8 Fees: \$106.00
Skagit County AuditorWhen recorded return to:
Puget Sound Energy
P.O. Box 97034
Bellevue, WA 98009-9734Recorded at the request of:
Guardian Northwest Title
File Number: 116598

Statutory Warranty Deed

THE GRANTOR John R. Snyder, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Puget Sound Energy, a Washington Corporation the following described real estate, situated in the County of Skagit, State of Washington

19-1580
GUARDIAN NORTHWEST TITLE CO.

Abbreviated Legal:

Section 17, Township 35 North, Range 5 East, SW SW

See attached Exhibit A-Former Descriptions of P39268 and P40027; Exhibit B-Adjusted Land descriptions of P39268 and P40027; Exhibit C- Parcel Sketch before Boundary Line Adjustment P39268 and P40027; Exhibit D-Parcel Sketch after Boundary Line Adjustment P39268 and P40027

For Full Conveyance Legal See Attached Exhibit "E"

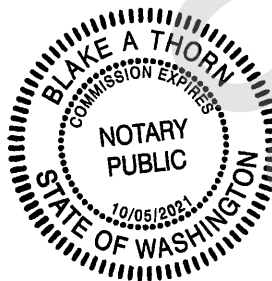
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "F" attached hereto.

The herein described property will be combined or aggregated with contiguous property to the East owned by the purchaser. This boundary line adjustment is not for the purpose of creating an additional building lot.

This boundary adjustment is approved by Alan Roeder of the Skagit County Planning Department.

1/31/2019

Tax Parcel Number(s): P39268, 350517-3-003-0006 and P39269, 350517-3-004-0005, P40027

Dated 12/18/18John Snyder
John SnyderSTATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John Snyder, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 12/18/18Blake A. Thorn
Printed Name: Blake A. ThornSKAGIT COUNTY WASHINGTON Notary Public in and for the State of Washington
REAL ESTATE EXCISE TAX Residing at Skagit County
20191297 My appointment expires: 10/05/21
APR 12 2019Amount Paid \$ 806.00
Skagit Co. Treasurer
By nam Deputy

EXHIBIT "A"**PARCELS PRIOR TO BOUNDARY LINE ADJUSTMENT
PORTION OF THE SW 1/4, SECTION 17 AND
NW 1/4, NW 1/4, SECTION 20, ALL IN
TOWNSHIP 35 NORTH, RANGE 5 EAST OF W.M.****FORMER LAND DESCRIPTIONS:**

P39268

LOT 2, SHORT PLAT No. 94-014, APPROVED AUGUST 2, 1994,
RECORDED AUGUST 5, 1994, IN VOLUME 11 OF SHORT PLATS, PAGE
95, UNDER AUDITOR'S FILE No. 9408050002, RECORDS OF SKAGIT
COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER
OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.,

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS
AND UTILITIES OVER AND ACROSS A 60 STRIP OF LAND DELINEATED ON
THE FACE OF SAID SHORT PLAT.

P40027

LOT 4 OF SKAGIT COUNTY SHORT PLAT No. 94-051, APPROVED
SEPTEMBER 7, 1995, RECORDED SEPTEMBER 19, 1995, IN VOLUME 12
OF SHORT PLATS, PAGE 28-30, UNDER AUDITOR'S FILE No.
9509190033, BEING A PORTION OF THE NORTHEAST QUARTER OF
SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 20, ALL IN
TOWNSHIP 35 NORTH, RANGE 5 EAST OF W.M.

TOGETHER WITH A 25 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR
INGRESS, EGRESS AND UTILITIES OVER AND ACROSS LOT 3 OF SAID
SHORT PLAT, AS DELINEATED THEREON.

ALL SITUATE IN SKAGIT COUNTY, WASHINGTON

ALL ALSO SUBJECT TO AND TOGETHER WITH ALL EASEMENTS,
COVENANTS, RESTRICTIONS AND/OR AGREEMENTS OF RECORD.

OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS
CERTIFIES THAT THE BOUNDARY LINE ADJUSTMENT IS MADE AS A FREE
ACT AND DEED, IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR
HANDS AND SEALS THIS _____ DAY OF _____
2018.


OWNER

BOUNDARY LINE ADJUSTMENT

REVIEWED AND APPROVED IN ACCORDANCE WITH SCC CHAPTER
14.18.700 ON

 31, 2019.


SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

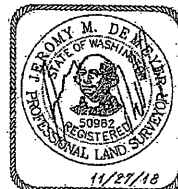


EXHIBIT "B"

**PARCELS PRIOR TO BOUNDARY LINE ADJUSTMENT
PORTION OF THE SW 1/4, SECTION 17 AND
NW 1/4, NW 1/4, SECTION 20, ALL IN
TOWNSHIP 35 NORTH, RANGE 5 EAST OF W.M.**

ADJUSTED LAND DESCRIPTIONS:

P39268

LOT 2, SHORT PLAT No. 94-014, APPROVED AUGUST 2, 1994, RECORDED AUGUST 5, 1994, IN VOLUME 11 OF SHORT PLATS, PAGE 95, UNDER AUDITOR'S FILE No. 9408050002, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., LESS ANY PORTION LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00° 17' 44" WEST ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 644.70 FEET TO THE CENTERLINE OF AN EXISTING DRAINAGE DITCH, ALSO POINT BEING THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE SOUTH 75° 39' 59" EAST ALONG THE APPROXIMATE CENTERLINE OF SAID DITCH A DISTANCE OF 248.41 FEET; THENCE SOUTH 88° 16' 44" EAST A DISTANCE OF 549.67 FEET TO THE EAST LINE OF SAID LOT 2 AND THE TERMINUS OF THIS LINE DESCRIPTION.

P40027:

LOT 4 OF SKAGIT COUNTY SHORT PLAT No. 94-051, APPROVED SEPTEMBER 7, 1995, RECORDED SEPTEMBER 19, 1995, IN VOLUME 12 OF SHORT PLATS, PAGE 28-30, UNDER AUDITOR'S FILE No. 9509190033, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 20, ALL IN TOWNSHIP 35 NORTH, RANGE 5 EAST OF W.M.

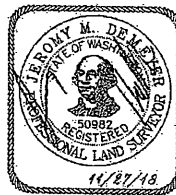
TOGETHER WITH A 25 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS LOT 3 OF SAID SHORT PLAT, AS DELINEATED THEREON.

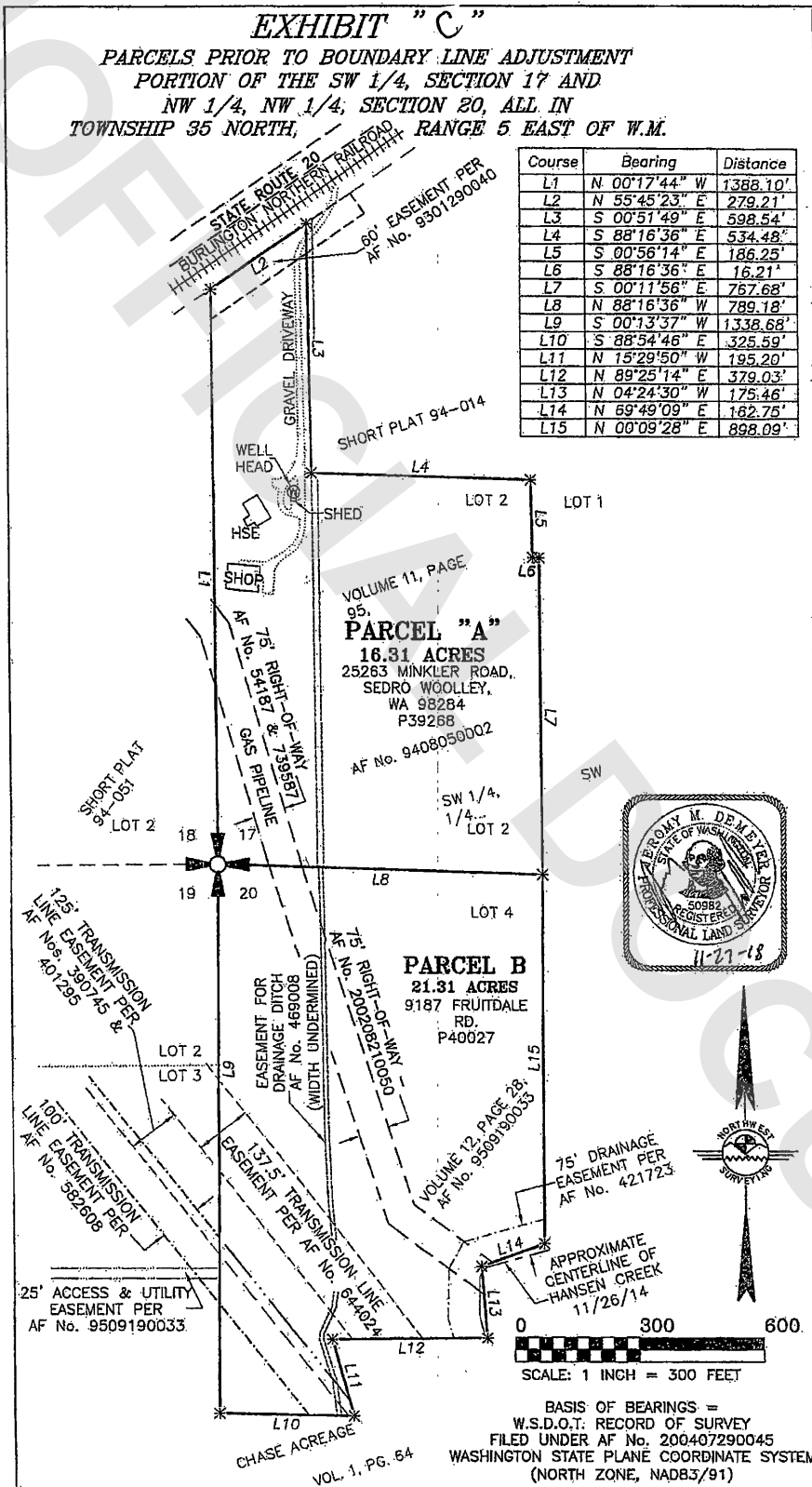
ALSO, TOGETHER WITH THAT PORTION OF LOT 2, SHORT PLAT No. 94-014, APPROVED AUGUST 2, 1994, RECORDED AUGUST 5, 1994, IN VOLUME 11 OF SHORT PLATS, PAGE 95, UNDER AUDITOR'S FILE No. 9408050002, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

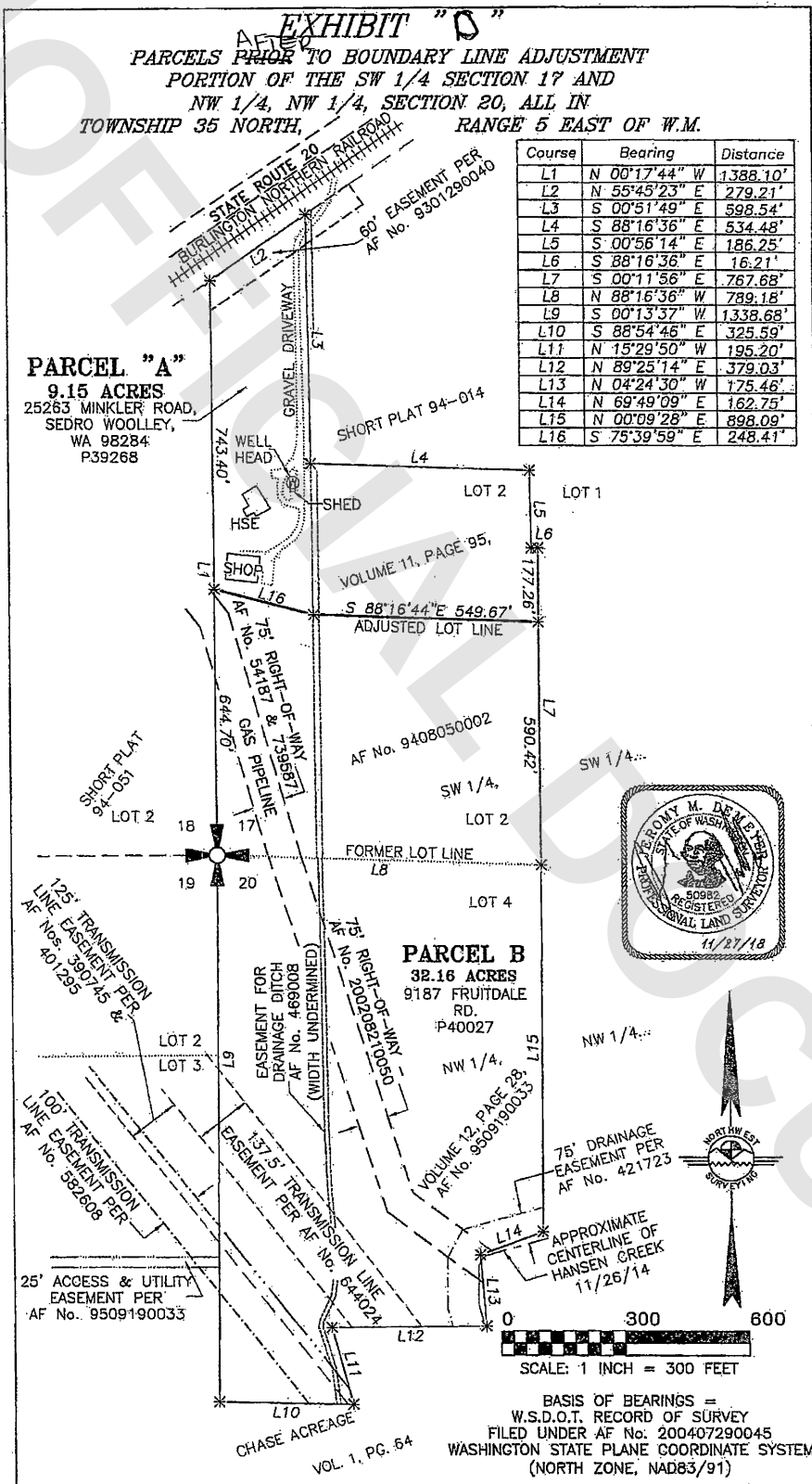
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00° 17' 44" WEST ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 644.70 FEET TO THE CENTERLINE OF AN EXISTING DRAINAGE DITCH, ALSO POINT BEING THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE SOUTH 75° 39' 59" EAST ALONG THE APPROXIMATE CENTERLINE OF SAID DITCH A DISTANCE OF 248.41 FEET; THENCE SOUTH 88° 16' 44" EAST A DISTANCE OF 549.67 FEET TO THE EAST LINE OF SAID LOT 2 AND THE TERMINUS OF THIS LINE DESCRIPTION.

ALL SITUATE IN SKAGIT COUNTY, WASHINGTON

ALL ALSO SUBJECT TO AND TOGETHER WITH ALL EASEMENTS, COVENANTS, RESTRICTIONS AND/OR AGREEMENTS OF RECORD.







Order No:

EXHIBIT E

That portion of Lot 2, Short Plat No. 94-014, approved August 2, 1994, recorded August 5, 1994 in Volume 11 of Short Plats, page 95, under Auditor's File Number 9408050002, records of Skagit County, Washington; being a portion of the Southwest Quarter Section 17, Township 35 North, Range 5 East, W.M., lying South of the following described line:

Commencing at the Southwest corner of said Lot 2; thence North $00^{\circ}17'44''$ West along the West line of said Lot 2 a distance of 644.70 feet to the centerline of an existing drainage ditch, also point being the TRUE POINT OF BEGINNING of this line description; thence South $75^{\circ}39'59''$ East along the approximate centerline of said ditch a distance of 248.41 feet; thence South $88^{\circ}16'44''$ East a distance of 549.67 feet to the East line of said Lot 2 and the TERMINUS of this line description.

Situate in the County of Skagit, State of Washington.

Exhibit F**EXCEPTIONS:****A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: William Walters and Ellen Walters, husband and wife
Recorded: December 6, 1951
Auditor's No. 469008
Purpose: Right to construct, maintain, etc., an open drainage ditch
Area Affected: A portion running across the subject property and other property

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Northwest Pipeline Corporation, a Delaware Corporation
Recorded: September 14, 1956
Auditor's No. 541487 (Volume 281, Page 68)
Purpose: Construct, maintain, etc., a pipeline or pipelines
Area Affected: A portion of the subject property

By instrument dated May 8, 1956, recorded September 19, 1956, under Auditor's File No. 541756, the area affected by said pipeline was established to be a 75 foot strip of land.

Amendment to easement recorded July 5, 2002 under Auditor's File No. 200207050101.

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: El Paso Natural Gas Company, a Delaware Corporation
Recorded: June 1, 1970
Auditor's No. 739587 (Volume 47, Page 38)
Purpose: Construct, maintain and operate, etc., a pipeline
Area Affected: 35 foot strip lying Westerly of and adjacent to the existing right-of-way conveyed to Pacific Northwest Pipeline Corporation under Auditor's File Nos. 541487 and 541754

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Dean A. Smiley, et al.
Recorded: January 29, 1993
Auditor's No. 9301290040
Purpose: Ingress, egress and utilities
Area Affected: A 60 foot strip of land

E. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. 94-014
Recorded: August 5, 1994
Auditor's No.: 9408050002

F. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS ADJACENT TO PROPERTY DESIGNATED AGRICULTURAL RESOURCE LANDS BY SKAGIT COUNTY.

Executed By: James Gregory Burress
Recorded: May 19, 2000
Auditor's No.: 200005190121

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

G. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: December 30, 2014
Auditor's No.: 201412300028
Affects: East line of subject property

H. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: December 30, 2014
Auditor's No.: 201412300029
Affects: South line of subject property

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit River System Cooperative, a Tribal Consortium of the Swinomish Tribal Community and The Sauk-Suiattle Indian Tribe
Recorded: February 8, 2018
Auditor's No.: 201802080036
Purpose: Conservation
Area Affected: As located

An Assignment of Rights was recorded October 18, 2018 under Auditor's File No. 201810180020.