


When recorded return to:  
James P. Housden and Heather McEwen  
15211 McLean Road  
Mount Vernon, WA 98273

  
**201904170059**  
04/17/2019 03:19 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.: 620037471

CHICAGO TITLE

620037471

### STATUTORY WARRANTY DEED

THE GRANTOR(S) George T. Roberts and Nancy J. Roberts, 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 James P. Housden and Heather McEwen, husband and wife

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. SW NW 22-34-3E, W.M. Tax/Map ID(s):

Tax Parcel Number(s): P22297/ 340322-2-009-0107, ,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20191382

APR 17 2019

Amount Paid \$ 9590.30

Skagit Co. Treasurer

By HB

Deputy

## STATUTORY WARRANTY DEED

(continued)

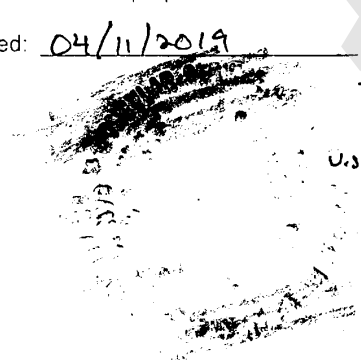
Dated: March 19, 2019

George T. Strong-Roberts  
George T. Roberts  
Nancy J. Roberts  
Nancy J. Roberts

State of Guanajuato, MexicoCounty of Allende

I certify that I know or have satisfactory evidence that

George Tudor Strong Roberts + Nancy Jane Strong Roberts  
are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 04/11/2019

Greg Moore  
Greg Moore  
Consular Agent

Greg Moore  
Consular Agent

Name: San Miguel de AllendeNotary Public in and for the State of Guanajuato, MexicoResiding at: San Miguel de Allende

My appointment expires:

**PRESIDENTIAL COMMISSIONS ARE PERMANENT**

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P22297/ 340322-2-009-0107 and**

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That portion of the Southwest 1/4 of the Northwest 1/4 of Section 22, Township 34 North, Range 3 East, W.M, described as follows:

Beginning at the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section;  
Thence North along the East line of the Southwest 1/4 of the Northwest 1/4 a distance of 466.69 feet;  
Thence West parallel with the South line of the Southwest 1/4 of the Northwest 1/4, a distance of 233.345 feet;  
Thence South parallel with the East line of said Southwest 1/4 of the Northwest 1/4 466.69 feet to the South line thereof;  
Thence East 233.345 feet to the point of beginning.

EXCEPT ditch and road rights of way;

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 Energy, Inc., a Washington corporation  
Purpose: transmission of gas and electricity together with necessary appurtenances  
Recording Date: July 25, 1983  
Recording No.: 8307250041  
Affects: Portion of said premises

2. Reservations and restrictions contained in an instrument;

Recording Date: February 4, 2000  
Recording No.: 200002040065

3. Title Notification and the terms and conditions therein;

Recording Date: November 13, 2007  
Recording No.: 200711130186

4. Title Notification - Special Flood Hazard Area;

Recording Date: November 13, 2007  
Recording No.: 200711130187

5. Accessory Dwelling Unit and the terms and conditions thereof;

Recording Date: November 13, 2007  
Recording No.: 200711130188

6. 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.

**EXHIBIT "B"**Exceptions  
(continued)

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."

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