

When recorded return to:
Ginger Kreckel and Kevin Kreckel
1869 S 140th Place
Gilbert, AZ 85295

201905100110

05/10/2019 03:08 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.: 620036625

CHICAGO TITLE CO.

620036625

STATUTORY WARRANTY DEED

THE GRANTOR(S) Noel Kormos and Karollen N. Kormos, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Ginger Kreckel and Kevin Kreckel, 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.)

Ptn. NW SW, 11-35-5E, W.M.

Tax Parcel Number(s): P38872 / 350532-3-008-0200

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191759

MAY 10 2019

Amount Paid \$ 18,695.00

Skagit Co. Treasurer

By *HTB*

Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 2, 2019

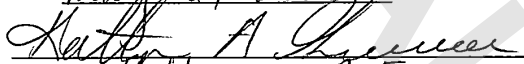


Noel Kormos


Karollen N. Kormos

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Noel Kormos and Karollen N. Kormos 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: May 6, 2019


Name: Katheryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2022

Notary Public
State of Washington
Katheryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P38872 / 350532-3-008-0200

PARCEL A:

The South Half of the Northwest Quarter of the Southwest Quarter, Section 11, Township 35 North, Range 5 East of the Willamette Meridian;

Also shown as a portion of Tracts 47 and 48, of a Survey filed October 23, 1989, in Book 9 of Surveys, pages 51 and 52, under Auditor's File No. 8910230031, records of Skagit County, Washington.

PARCEL B:

An easement for ingress, egress and utilities, lying in the Southwest Quarter of Section 11, Township 35 North, Range 5 East of the Willamette Meridian, being 60 feet in width, lying 30 feet on each side of the following described centerline:

Beginning at the Southwest corner of the West Half of the Northeast Quarter of the Southwest Quarter of said Section 11;

Thence North 0°04'53" East along the West line of said West Half, a distance of 101.63 feet to the true point of beginning;

Thence South 76°59'35" East, a distance of 64.25 feet;

Thence South 58°41'56" East, a distance of 50.29 feet;

Thence South 42°45'06" East, a distance of 83.13 feet;

Thence South 63°23'36" East, a distance of 84.66 feet;

Thence South 89°27'51" East, a distance of 63.34 feet;

Thence North 64°20'16" East, a distance of 60.82 feet;

Thence South 35°24'06" East, a distance of 91.05 feet;

Thence South 16°33'27" West, 53.00 feet;

Thence South 20°02'14" East, 52.76 feet;

Thence South 50°46'38" East, 56.72 feet;

Thence South 62°41'42" East, 216.0 feet, more or less, to the intersection with the Westerly right-of-way line of the 60 foot County Road known as Bacus Road, said intersection being the terminus of said centerline.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, reserved by instrument;
 Recorded: October 23, 1989
 Auditor's No.: 8910230016, records of Skagit County, Washington
 In favor of: Noretap, a Washington general partnership
 For: Utility and roadway for ingress, egress, road right-of-way purposes,
 together with utility easement, telephone line and storm sewer
 Affects: Said premises and other property

 Said instrument is a re-recording of instrument (s);
 Recorded: February 21, 1989
 Auditor's File No(s): 8902210090, records of Skagit County, Washington

 AMENDED by instrument(s):
 Recorded: October 30, 1989 and April 16, 2002
 Auditor's No(s): 8910300086 and 2204160016, records of Skagit County, Washington

2. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
 Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
 From: The State of Washington
 Recorded: April 16, 1991
 Auditor's No.: 9104160086, records of Skagit County, Washington
 Executed By: Noretap, a general partnership
 As Follows:
 All minerals of every nature whatsoever, including, but not limited to, coal, uranium, iron, natural gas, and oil upon or under the property. Together with the right to the use of such part of the surface as may be reasonably necessary for the purpose of exploring for (by geological, geophysical, or other methods) drilling for, mining, extracting, and removing the same; provided however, that the land owner shall be paid at the time or times such mining operations are commenced, the then fair market value of such portion of the surface as may be used for such operations, including any improvements thereon.

 Said instrument is a re-recording of instrument (s);
 Recorded: October 11, 1988
 Auditor's File No(s): 8810110042, records of Skagit County, Washington

3. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
 Recorded: October 23, 1989

EXHIBIT "B"Exceptions
(continued)

Auditor's No.: 8910230016, records of Skagit County, Washington
Executed By: Noretap, a Washington general partnership
As follows: A right to use road and utility system described in said instrument together with right to convey the same

Said instrument is a re-recording of instrument (s);
Recorded: February 21, 1989
Auditor's File No(s): 8902210090, records of Skagit County, Washington

AMENDED by instrument(s):
Recorded: October 30, 1989
Auditor's No(s): 8910300086, records of Skagit County, Washington

4. 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.
5. Terms, conditions, and restrictions of that instrument entitled Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands;
Recorded: December 2, 2005
Auditor's No(s): 200512020113, records of Skagit County, Washington
6. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;
Recorded: May 3, 2006
Auditor's No(s): 200605030097, records of Skagit County, Washington
7. Skagit County Right-to-Manage Natural Resource Lands Disclosure
Recording Date: June 30, 2015
Recording No.: 201506300140
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Bacus Hillwater Association.