

When recorded return to:
Wendy Brown and Lyn Monrad
19421 52nd Ave W
Lynnwood, WA 98036

201905150040
05/15/2019 11:48 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620036749

Escrow No.: 620036749

CHICAGO TITLE

STATUTORY WARRANTY DEED

THE GRANTOR(S) Larry L. Pinnow and Claire S. Pinnow, 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 Wendy Brown and Lyn Monrad, 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 Gov't Lot 4 in 7-34-2E

Tax Parcel Number(s): P20064/ 340207-0-018-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191864

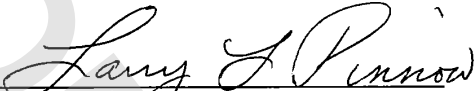
MAY 15 2019

Amount Paid \$ 3,458.20
Skagit Co. Treasurer
By *nam* Deputy

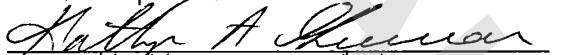
STATUTORY WARRANTY DEED

(continued)

Dated: May 10, 2019


Larry L. Pinnow
Claire S. PinnowState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Larry L. Pinnow and Claire S. Pinnow 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 13, 2019Name: Kathryn A. FreemanNotary Public in and for the State of WAResiding at: Snohomish coMy appointment expires: 9-01-2022

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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P20064/ 340207-0-018-0001

Parcel A:

The North 698.88 feet of Government Lot 4, Section 7, Township 34 North, Range 2 East, W.M., Skagit County, Washington, lying Northerly of the Campbell Lake Road;

EXCEPT the East 450 feet thereof;

ALSO EXCEPT the West 540 feet thereof;

Said tract is also shown as "A" on Boundary Line Adjustment No. BL03-0806 Survey recorded under Skagit County Auditor's File No. 200311130080.

Situate in Skagit County, Washington.

Parcel B:

An easement for ingress, egress and utilities as set forth in Mutual Easement Agreement recorded August 22, 2003 under Skagit County Auditor's File No. 200308220158.

Situate in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Terms and conditions contained in the instrument creating the easement described as

Purpose: Ingress, egress and drainage ditch
Recording Date: September 21, 1992
Recording No.: 9209210110

Reference is hereby made to said document for full particulars.

2. Reciprocal easements, for the purpose(s) shown below and rights incidental thereto as created by the following document:

Document: Mutual Easement Agreement
Executed by: Thad Ballsmider, Douglas & Heather Small, Larry & Claire Pinnow
Purpose: Ingress, egress and utilities
Recording Date: August 22, 2003
Recording No.: 200308220158
Affects: Portion of said premises and other property

3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: November 13, 2003
Recording No.: 200311130080
Matters shown: Revised boundary lines and easement location

4. Terms and conditions contained in the instrument creating the easement described as

Purpose: Underground utilities
Recording Date: November 20, 2003
Recording No.: 200311200178

Reference is hereby made to said document for full particulars.

5. Matters contained in that certain Road Maintenance Agreement which document, among other things, may provide for liens and charges.

Executed by: Thad Balsmider, Douglas L. Small and Larry Pinnow
Recording Date: June 23, 2006
Recording No.: 200606230105

Reference is hereby made to said document for full particulars.

6. City, county or local improvement district assessments, if any.