



201905200121

05/20/2019 04:10 PM Pages: 1 of 6 Fees: \$104.00  
Skagit County Auditor

When recorded return to:  
George Adam Baumgardner  
22735 Rhodes Road  
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620038079

CHICAGO TITLE  
020038079

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Glenda Elgersma, a married person and Margaret Vander Pol, a married person and Sadie Holleman and Terry H. Annema, a married person and Henry Annema, a married person for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to George Adam Baumgardner, an unmarried person and Sondra Dawn Zieber, an unmarried person

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 NE and SW NW, 26-35-4E, W.M.

Tax Parcel Number(s): P37678 / 350426-0-010-0003, P37677 / 350426-0-009-0006, P37688 / 350426-0-023-0008, P123277 / 350426-1-002-0200

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019 1893  
MAY 20 2019

Amount Paid \$ 6505.56  
Skagit Co. Treasurer  
By *Mam* Deputy

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019 1894  
MAY 20 2019

Amount Paid \$ 268.44  
Skagit Co. Treasurer  
By *Mam* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 8, 2019

X Blenda Elgersma  
Glenda Elgersma

X Margaret Vander Pol  
Margaret Vander Pol

X Sadie Holleman  
Sadie Holleman

X Terry Annema  
Terry H. Annema

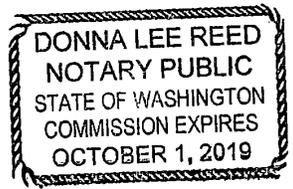
X Henry Annema  
Henry Annema

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Glenda Elgersma and Margaret Vander Pol is(are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/17/19

Donna Lee Reed  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Marquette WA  
My appointment expires: 10/1/2019

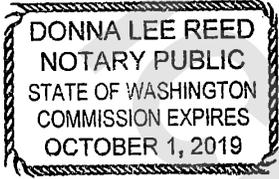


**STATUTORY WARRANTY DEED**  
(continued)

State of Washington  
County of Skaigt

I certify that I know or have satisfactory evidence that  
Terry H. Annema and Henry Annema  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 5/17/19

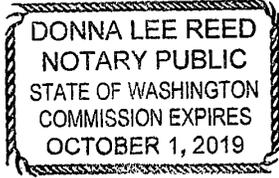


Donna Lee Reed  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Manseville Wa  
My appointment expires: 10/1/2019

State of Washington  
County of Skaigt

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

Dated: 5/20/19



Donna Lee Reed  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Manseville Wa  
My appointment expires: 10/1/2019

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P37678 / 350426-0-010-0003, P37677 / 350426-0-009-0006, P37688 / 350426-0-023-0008 and P123277 / 350426-1-002-0200**

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Parcel A:

The east half of the Northwest quarter of the Northeast quarter of Section 26, Township 35 North, Range 4 East, W.M., EXCEPT road and EXCEPT that portion thereof lying North of the County Road and East of a line beginning 993 feet East of the North quarter corner of Section 26; thence South to the North line of the County Road.

Situate in Skagit County, Washington.

Parcel B:

That portion of the Southwest quarter of the Northwest quarter of the Northeast quarter of Section 26, Township 35 North, Range 4 East, W.M., lying North of the County Road, EXCEPT roads and EXCEPT the following described tract:

Beginning at a point which is 15 feet East of the Southwest corner of the Northwest quarter of the Northwest quarter of the Northeast quarter of said Section 26, which point is 653 feet, more or less, South of the North quarter corner of said Section 26; thence Easterly along the South line of said Northwest quarter of the Northwest quarter of the Northeast quarter, a distance of 293.8 feet; thence South 293.8 feet; thence East 150 feet; thence South to the Northerly line of the County Road; thence Westerly along the Northerly line of said road to a point South of the point of beginning; thence North to the point of beginning.

Situate in Skagit County, Washington.

Parcel C:

That portion of the East half of the Northwest quarter of the Northeast quarter of Section 26, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of the Northeast quarter of said Section 26, which lies North 88°30'20" East, a distance of 993.00 feet from the Northwest corner thereof; thence South 1°17'19" East, a distance of 1049.68 feet to the North line of the County Road; thence South 71°06'43" West along the North line of the County Road, a distance of 13.48 feet to the West line of that certain tract conveyed to David F. Warren by deed described in AF #8907180078; thence North 00°35'53" West along the West line of said Warren tract, a distance of 1053.84 feet to the point of beginning.

Situate in Skagit County, Washington.

**EXHIBIT "B"**

## Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Drainage tile for carrying of drainage water and sewage  
Recording Date: March 24, 1934  
Recording No.: 261073

The exact location and extent of said easement is not disclosed of record.

2. 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, Washington, a municipal corporation, its successors and/or assigns  
Purpose: Lay, maintain, operate, relay and remove at any time a pipe or pipes, line or lines for the transportation of water, and if necessary to erect, maintain, operate and remove said lines, with rights of ingress and egress  
Recording Date: June 6, 1955  
Recording No.: 518911  
Affects: Portion of said premises

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

4. The Land has been classified as Farm and Agricultural Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: December 19, 1972  
Recording No.: 778390

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

Notice of Continuance;

Recording Date: June 5, 2003

**EXHIBIT "B"**

Exceptions  
(continued)

Recording No.: 200306050110

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