

When recorded return to:  
Kathryn Abrams  
5919 Cattail Place  
Bow, WA 98232

**201905290111**  
05/29/2019 02:18 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.: 620038131

**CHICAGO TITLE**  
**620038131**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Mikayla Mansfield and Jarrod Mansfield, unmarried persons as tenants in common

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Kathryn Abrams, a married person as her separate estate

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 4, Short Plat No. 95-040, approved January 8, 1997, recorded January 10, 1997 in Volume 12 of Short Plats, pages 178 to 180, inclusive, under Auditor's File No. 9701100062 and being a portion of the Southeast ¼ of the Southwest ¼ of Section 35, Township 36 North, Range 3 East, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P48732 / 360335-3-008-0109

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019 2023  
MAY 29 2019

Amount Paid \$ 9,973.<sup>00</sup>  
Skagit Co. Treasurer  
By *mam* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 10, 2019

\_\_\_\_\_  
Mikayla Mansfield  
Jarrod Mansfield  
Jarrod Mansfield

State of Washington  
County of Snohomish

I certify that I know or have satisfactory evidence that  
Jarrod Mansfield  
(s)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: MAY 21, 2019

Kathryn A. Freeman  
Name: Kathryn 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**

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 10, 2019

*Mikayla Mansfield*  
Mikayla Mansfield

\_\_\_\_\_  
Jarrod Mansfield

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Mikayla Mansfield  
~~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: May 23, 2019

*Alysia Hudson*  
Name: Alysia Hudson  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 03-01-2020

ALYSIA HUDSON  
STATE OF WASHINGTON  
NOTARY --+-- PUBLIC  
My Commission Expires 03-01-2020

**EXHIBIT "A"**  
Exceptions

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

Granted to:	Blanchard-Edison Water Association
Purpose:	Water pipe lines and roadway
Recording Date:	June 20, 1957
Recording No.:	552796
Recording Date:	June 25, 1957
Recording No.:	552973
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Adjoining property owners
Purpose:	Ingress, egress and roadway
Recording Date:	April 26, 1968
Recording No.:	713026
  
3. Road Construction and Maintenance Agreement including the terms, covenants and provisions thereof  

Recording Date:	January 10, 1997
Recording No.:	9701100065
  
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SKAGIT COUNTY SHORT PLAT NO. 95-040:  

Recording No:	9701100062
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5. Agricultural Lot Size Variance No. AGV 95-041 including the terms, covenants and provisions thereof  

Recording Date:	December 14, 1995
Recording No.:	9512140020
  
6. Title Notification including the terms, covenants and provisions thereof  

Recording Date:	June 14, 2005
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**EXHIBIT "A"**

Exceptions  
(continued)

Recording No.: 200506140088

7. Notice RE: BYLAWS AND SERVICE AREA including the terms, covenants and provisions thereof

Recording Date: November 16, 2009

Recording No.: 200911160063

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by Blanchard-Edison Water District.