

When recorded return to:
James M. Childs and Barbara S. Childs
18215 Marriott Lane
Bellingham, WA 98229

201905310059
05/31/2019 11:40 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245411763

CHICAGO TITLE
020038350

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carolyn Bradshaw, as her separate estate and surviving spouse of Charles E. Bradshaw, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to James M. Childs and Barbara S. Childs, 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.)

Tax/Map ID(s):

Tax Parcel Number(s): P111694,

Lot 1, SCLSP NO.
96-0094: being ptn.
SW SW 6.34-4

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20190531
MAY 31 2019

Amount Paid \$935.00
By Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 23, 2019

Carolyn Bradshaw
Carolyn Bradshaw

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Carolyn Bradshaw is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5-23-2019

Keith G. Steinhilber
Name: Keith G. Steinhilber
Notary Public in and for the State of Washington
Residing at: Bellingham
My appointment expires: 3-20-23



EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P111694 / 360406-0-009-0100

Lot 1 of Skagit County Short Plat No. 96-0094, approved September 20, 1998, recorded September 28, 1998 in Book 13 of Short Plats, Pages 161-162 as Skagit County Auditor's File No. 9809280134, records of Skagit County, Washington, being a portion of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 6, Township 36 North, Range 4 East, W.M.

Situated in Skagit County, Washington.

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

Granted to: Puget Sound Power & Light Company, a Massachusetts corporation
Purpose: electric transmission and distribution line
Recording Date: February 17, 1937
Recording No.: 26964

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

Granted to: Trans Mountain Oil Pipe Line Corporation
Purpose: pipe lines
Recording Date: August 11, 1954
Recording No.: 505070

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. 96-0094:

Recording No.: 9809280134

Puget Sound Power and Light to maintain power poles and lines as covered in blanket easement, Auditor's File No. 286964.

DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT including the terms, covenants and provisions thereof

Recording Date: September 28, 1999
Recording No.: 199909280056

Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: September 28, 1999
Recording No.: 9909280055

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

Granted to: Skagit County
Purpose: Native Growth Protection Area
Recording Date: July 17, 1998
Recording No.: 9809280135

JOINT USE AND MAINTENANCE AGREEMENT including the terms, covenants and provisions thereof

Recording Date: June 11, 2004
Recording No.: 200406110113

STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), including the terms, covenants and provisions thereof

Recording Date: September 3, 2004
Recording No.: 200409030096

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

Recording Date: October 21, 2013
Recording No.: 201310210002
Matters shown: fence line

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