



201906050015

06/05/2019 10:22 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:

Jonathan Forest Dippold and Erin K. Dippold
5 Springfield Road, Nelson Villa
Bury-st-Edmunds, IP333AN

STATUTORY WARRANTY DEED 19-1945
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Corbin T. Volluz and Deborah Dee Dippold, who acquired title as Deborah Dee Volluz, as their interests appear of record, ,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Jonathan Forest Dippold and Erin Kay Dippold, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Tract 2, 5 Acre Map No. 518-81, entitled Hidden Meadows

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P50517 & 360432-4-003-0203

Dated: 6-3-2019

Corbin T. Volluz

Deborah Dee Dippold

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2149
JUN 05 2019

Amount Paid \$10,329.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1945-MM

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Corbin T. Volluz 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 the instrument.

Dated: 4th day of June, 2019 *mm*

Mary Miller
Signature

Notary Public
Title

My appointment expires: 01.19.2022



STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Deborah Dee Volluz is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 3rd day of June, 2019 *mm*

Mary Miller
Signature

Notary Public
Title

My appointment expires: 01.19.2022



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 5649 Parkridge Place, Sedro-Woolley, WA 98284

Tax Parcel Number(s): P50517 & 360432-4-003-0203

Property Description:

Tract 2 of that certain 5-Acre Parcel Map No. 518-81, entitled "HIDDEN MEADOWS" approved July 6, 1981, and recorded July 7, 1981, under Auditor's File No. 8107070003, in Volume 5 of Short Plats, Pages 91, 92 and 93, records of Skagit County, Washington, being a portion of Sections 32 and 33, Township 36 North, Range 4 East, W.M., and Section 4, Township 35 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across certain roadways, shown as set forth in Declaration of Easements, Covenants and Road Maintenance Agreement recorded under Auditor's File No. 8109140012, records of Skagit County, Washington.

Statutory Warranty Deed
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EXHIBIT B

19-1945-MM

1. An easement granted by J.A. Wear and Mary Wear, husband and wife, to Ernest Baumgarner, dated January 9, 1940, and recorded March 3, 1947, as Auditor's File No. 401580, in Volume 216 of Deeds, Page 333, as follows :

"For and in consideration of the sum of \$50.00, in hand paid by Ernest Baumgarner, I hereby grant unto said party the right to establish and maintain a ditch and drain from his property (approximately 25 acres) int my ditch on the land known as the Fredricks property in German Prairie frdm this date on, in Section 32, Township 36 North.

2. Reservation of all oil and minerals in favor of Joseph F. Fredericks et ux, in the South 1/2 of the South 1/2 of the Southwest 1/4 of Section 3, Township 36 North, Range 4 East, W.M. , as reserved in Deed dated June 8, 1939, and recorded September 15, 1955, under Auditor's File No. 524149, records of Skagit County.

3. Terms, conditions, provisions and easements contained in instruments through which title is claimed, dated February 1, 1967, and recorded February 10, 1967, under Auditor's File No. 694652, and dated February 10, 1967, and recorded May 15, 1979, under Auditor's File No. 7905150064, records of Skagit County, Washington.

4. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Park Lane Resources, Inc., a Washington Corporation, recorded July 7, 1981 as Auditor's File No. 8107070002.

Above covenants, conditions and restrictions were amended and recorded April 1, 1982 as Auditor's File No. 8204010025.

5. Declaration of easements, covenants and road maintenance agreement, including the terms and conditions thereof recorded September 14, 1981 as Auditor's File No. 8109140012

6. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded February 19, 1982, as Auditor's File No. 8202190001.

7. "Abandonment of Easement", recorded August 30, 1983, under Auditor's File No. 8308300044. The Company is unable to determine from said instrument what easement is being removed.

8. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. 518-81 recorded July 7, 1981 as Auditor's File No. 8107070003.

9. Terms and conditions of Letter, recorded January 27, 1995 as Auditor's File No. 9501270036.

10. Title notification that the subject property is adjacent to property designated Native Growth Protection Area lands by Skagit county executed by Corbin and Deborah Volluz, recorded July 2, 1998 as Auditor's File No. 9807020089. Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

Statutory Warranty Deed
LPB 10-05

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