

When recorded return to:
William Julian and Teresa Julian
7451 F & S Grade Road
Sedro Woolley, WA 98284

201906190066
06/19/2019 01:29 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.: 620038119

CHICAGO TITLE

620038119

STATUTORY WARRANTY DEED

THE GRANTOR(S) Benjamin D. Judd and Natalie L. Judd, 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 William Julian and Teresa Julian, a married couple

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

TRACT A, SHORT PLAT NO. 56-89, APPROVED JANUARY 17, 1990, RECORDED JANUARY
18, 1990, IN VOLUME 9 OF SHORT PLATS, PAGE 191, UNDER AUDITOR'S FILE NO.
9001180084, BEING A RE-SHORT PLAT OF LOT 1 OF THAT CERTAIN 5 ACRE PARCEL
SUBDIVISION NO. 120-77, ENTITLED "VALLEY VIEW ESTATES, DIVISION NO. 2", BEING A
PORTION OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 4 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): P36016/ 350409-2-005-0700

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2428
JUN 19 2019

Amount Paid \$7,570.00
Skagit Co. Treasurer
By *M. M. Deputy*

STATUTORY WARRANTY DEED
(continued)

Dated: June 6, 2019

Benjamin D. Judd
Benjamin D. Judd

Natalie L. Judd
Natalie L. Judd

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Benjamin D. Judd and Natalie L. Judd 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: June 7, 2019

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of Wa
Residing at: Bellevue
My appointment expires: 10/27/2022

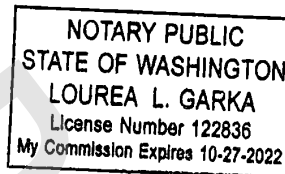


EXHIBIT "A"

Exceptions

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

Granted to: Puget Sound Power and Light Co., a corporation
 Purpose: electric transmission line
 Recording Date: November 17, 1924
 Recording No.: 182764
 Affects: as described in said instrument
2. 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 No.: 886890
3. 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 19, 1977
 Recording No.: 865119
4. 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: July 25, 1979
 Recording No.: 7907250043

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 26, 2002
 Recording No.: 200202260068
5. 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,

EXHIBIT "A"Exceptions
(continued)

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: April 16, 1979
Recording No.: 7904160057

6. Right-of-Way as contained in Deed and the terms and conditions thereof:

Granted to: Valley View Estates, a partnership
Recording Date: February, 20, 1981
Recording No.: 8102200003

7. A Gravel Pit Lease and the terms and conditions thereof:

Dated: May 4, 1958
Leasee: Howard F. Sievers and George P. Duecy, co-partners, doing
business as Associated Sand & Gravel Co.,
Recording Date: May 12, 1958
Recording No.: 565133

Modification(s) of said Gravel Pit Lease

Recording Date: December 10, 1958
Recording No.: 574372

Modification(s) of said Gravel Pit Lease:

Recording Date: April 29, 1963
Recording No.: 642024

Modification(s) of said Gravel Pit Lease:

Recording Date: January 29, 1964
Recording No.: 647907

8. 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 Short Plat 56-89:

EXHIBIT "A"

Exceptions
(continued)

Recording No: 9001180084

9. 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 Short Plat 120-77 entitled Valley View Estates, Division No. 2:

Recording No: 864776

10. Title Notification for rural resource adjacent land and the terms and conditions thereof:

Recording Date: June 7, 2001
Recording No.: 200106070130

11. Waiver and covenant not to sue Skagit County and adjacent to natural resource land property owners and the terms and conditions thereof:

Recording Date: June 7, 2001
Recording No.: 200106070131

12. Critical Area Site Plan and the terms and conditions thereof:

Recording Date: August 9, 2001
Recording No.: 200108090005

Modification(s) of said Protected Area Site Plan

Recording Date: August 15, 2001
Recording No.: 200108150066

13. Mitigation Plan Public Water System Wellhead Protection Area and the terms and conditions thereof:

Recording Date: August 14, 2001
Recording No.: 200108140097

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