



201906250031

06/25/2019 01:50 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

When recorded return to:

Lucas Clay and Kevin Clay  
29167 South Skagit Highway  
Sedro-Woolley, WA 98284

**STATUTORY WARRANTY DEED**

14-2535  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Margaret Moore, Personal Representative of The Estate of Sandra K. Wiens, 750 Alameda Blvd, Coronado, CA 92118,

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

in hand paid, conveys, and warrants to Lucas Clay and Kevin Clay

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: Property 1:  
PTN Lot 3, SP #12-85

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): P40192 & 350525-3-004-0021

Dated: June 24, 2019

The Estate of Sandra K. Wiens

By: Margaret Moore  
Margaret Moore, Personal Representative

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019 2545  
JUN 25 2019

Amount Paid \$ 6502.00  
Skagit Co. Treasurer  
By Mern Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-2535-KH

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

*California*  
*San Diego*

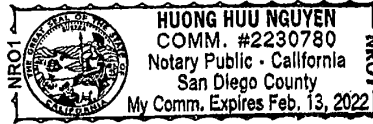
I certify that I know or have satisfactory evidence that Margaret Moore, Personal Representative of The Estate of Sandra K. Wiens is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 24 day of June, 2019

*Huynh*  
Signature

*Notary Public*  
Title

My appointment expires: *02/13/2022*



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 29167 South Skagit Highway, Sedro-Woolley, WA 98284  
Tax Parcel Number(s): P40192 & 350525-3-004-0021

**Property Description:**

Lot 3 of Skagit County Short Plat No. 12-85, approved December 26, 1985 and recorded December 31, 1985, under Auditor's File No. 8512310002 in Volume 7 of Short Plats, page 62, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Southwest 1/4 of Section 25, Township 35 North, Range 5 East, W.M.

EXCEPT the North 420 feet of the South 665 feet of the West 65 feet thereof.

TOGETHER WITH a non-exclusive walk-in easement across Lots 1 and 2 of said Short Plat, along the approximate path of a roadway existing on October 3, 1989 for access to that portion of Lot 3, lying North of a pond.

Situate in the County of Skagit, State of Washington.

**EXHIBIT B**

19-2535-KH

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

4. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

5. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

11. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT

Short Plat No.: 12-85

Recorded: December 31, 1985

Auditor's No: 8512310002

12. RESERVATIONS CONTAINED IN DEED

Executed By: Mark Houser, et al

Recorded: January 8, 1990

Auditor's File No.: 9001080079

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-2535-KH

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13. Easement, affecting a portion of subject property for the purpose of constructing, operating, maintaining, repairing, replacing and enlarging one or more electric transmission and/or distribution lines over and/or under the right-of-way including terms and provisions thereof granted to Puget Sound Power & Light Company, a Washington Corporation recorded June 27, 1990 as Auditor's File No. 9006270080

14. Terms and conditions of Variance No. VAR-92-026, as disclosed by instrument recorded July 6, 1992 as Auditor's File No. 9207060040.

15. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS PROPERTY DESIGNATED NATURAL RESOURCE LANDS BY SKAGIT COUNTY.

Executed By: Sieg and Sandra Wiens

Recorded: July 7, 2003

Auditor's No.: 200307070021