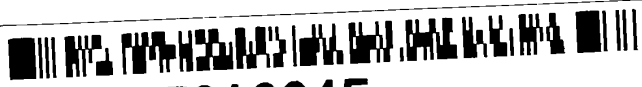


When recorded return to:
Robert Pratt
9069 Valley View Rd
Custer, WA 98240


201907010045
07/01/2019 11:40 AM Pages: 1 of 5 Fees: \$105.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038514

CHICAGO TITLE
W20038514

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey L. Walden, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Robert Pratt, an unmarried person

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.)

Lot(s): 2 SKAGIT COUNTY SHORT CARD NO. PL-18-0297 ; being ^(ma) ptn.
Tax Parcel Number(s): P49091 / 360408-0-002-0004 B-36-4

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20192687
JUL 01 2019

Amount Paid \$ 1785.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 25, 2019

Jeffrey L. Walden
Jeffrey L. Walden

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jeffrey L. Walden 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: 6/28/19

Julie M Dixon
Name: Julie M Dixon
Notary Public in and for the State of Wash
Residing at: Camano Island
My appointment expires: 2/2/2022

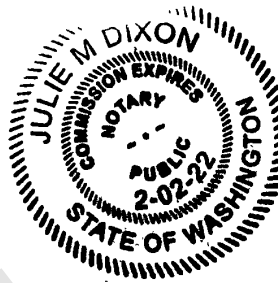


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P49091 / 360408-0-002-0004

Lot 2, SKAGIT COUNTY SHORT CARD NO. PL18-0297, Recorded December 20, 2018 under Skagit County Auditor's File No. 201812200074, being a portion of Section 8, Township 36 North, Range 4 East, W.M. Records of Skagit County, Washington.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

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

Granted to: Clair W. Smith and Esther E. Smith
Purpose: Right-of-way
Recording Date: July 24, 1947
Recording No.: 406465
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: May 10, 1949
Recording No.: 431257
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: June 20, 1950
Recording No.: 447278
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: October 8, 1963
Recording No.: 641730
5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
6. Forestry Riparian Easement including the terms, covenants and provisions thereof

Recording Date: September 15, 2008
Recording No.: 200809150113

EXHIBIT "B"Exceptions
(continued)

7. 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 CARD NO. PL-18-0297:
- Recording No: 201812200074
8. Protected Critical Area Easement (PCA) including the terms, covenants and provisions thereof
- Recording Date: December 20, 2018
Recording No.: 201812200075
9. Plat Lot of Record Certification including the terms, covenants and provisions thereof
- Recording Date: December 20, 2018
Recording No.: 201812200076
10. Maintenance Agreement including the terms, covenants and provisions thereof
- Recording Date: December 20, 2018
Recording No.: 201812200077
11. Operation-Maintenance & Monitoring Requirement for Proprietary Onsite Sewage Systems including the terms, covenants and provisions thereof
- Recording Date: February 20, 2019
Recording No.: 201902200070
12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. City, county or local improvement district assessments, if any.