

When recorded return to:

Jay Tyler Owens
22404 Bridgewater Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4006

Sep 16 2019

Amount Paid \$6261.70
Skagit County Treasurer
By Marilyn Martich Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039417

CHICAGO TITLE
020039417

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven M. Fetterly, 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 Jay Tyler Owens, an unmarried person and Crystal L. Bowman, 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.)

Ptn. NW SW and SW NW, 2-35-4E, W.M.

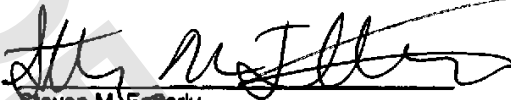
Tax Parcel Number(s): P119248 / 350402-3-002-0100, P119249 / 350402-2-002-0200, P124889
/ 350402-3-002-0500

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 6, 2019


Steven M. Fetterly

Wisconsin
State of ~~WASHINGTON~~
County of ~~SKAGIT~~ *Oconto*

I certify that I know or have satisfactory evidence that Steven M. Fetterly 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: 9 September 2019

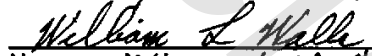

Name: William L. Walla
Notary Public in and for the State of Wisconsin
Residing at: 1783 County J Little Suamico WI
My appointment expires: 23 October 2020



EXHIBIT "A"
Legal Description

**For APN/Parcel ID(s): P119248 / 350402-3-002-0100, P119249 / 350402-2-002-0200 and P124889
/ 350402-3-002-0500**

PARCEL A:

That portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and that portion of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, all in Section 2, Township 35 North, Range 4 East, W.M., lying East of the Northern Pacific Railroad right of way.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities over, across and under the South 30 feet of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the North 30 feet of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, all in Section 2, Township 35 North, Range 4 East W.M.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Lot Certification including the terms, covenants and provisions thereof
Recording Date: April 16, 2001
Recording No.: 200104160100
2. Declaration of Easements, Covenants and Road Maintenance Agreement including the terms, covenants and provisions thereof
Recording Date: November 12, 2003
Recording No.: 200311120047
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: May 3, 2004
Recording No.: 200405030187
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. City, county or local improvement district assessments, if any.