

201909160180
09/16/2019 02:05 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Skagit Land Trust
1020 South 3rd Street
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED 19-2733
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Richard V. Orskog and Rosalind R. Orskog, husband and wife, 3868 Gala Loop, Bellingham, WA 98226,

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

in hand paid, conveys, and warrants to Skagit Land Trust, a Washington non-profit corporation

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: Section 8, Township 35 North, Range 8 East - Ptn Gov Lot 5 (aka Trs 3 & 4 Survey 517-80)

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): P43513 & 350808-0-006-0304 & P43512 & 350808-0-006-0205

Dated: 9/16/19

Richard V. Orskog
Richard V. Orskog

Rosalind R Orskog
Rosalind R. Orskog

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019-4010
SEP 16 2019

Amount Paid \$ 2,408.⁰⁰
Skagit Co. Treasurer
By mm Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2733-TO

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Richard V. Orskog and Rosalind R. Orskog 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: 10th day of September, 2019

Eleanor Romero
Signature

Notary
Title

My appointment expires: 6/23/2021

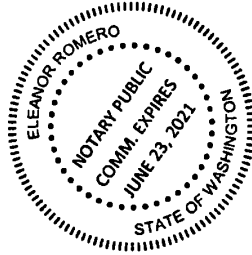


EXHIBIT A
LEGAL DESCRIPTION

Property Address: Vista Verde Lane, Concrete, WA 98237
Tax Parcel Number(s): P43513 & 350808-0-006-0304 & P43512 & 350808-0-006-0205

Property Description:

PARCEL "A":

Tract 3 of Amended Parcel Survey Map No. 517-80, entitled "Alterra Park Div. II "A", approved October 27, 1982 and recorded October 27, 1982, under Auditor's File No. 8210270074, in Volume 6 of Short Plats, pages 20, 21 and 22, records of Skagit County, Washington; being located in Sections 7 and 8, Township 35 North, Range 8 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across Tract "A" of that certain 5 Acre Parcel Survey Map No. 145-79 entitled "Alterra Park Div. I", approved September 17, 1980 and recorded September 26, 1980, under Auditor's File No. 8009260003, in Volume 4 of Short Plats, page 182, records of Skagit County, Washington. (Includes Piscatore Lane and Vista Verde Lane, as delineated on the face of said 5 Acre Parcel Survey Map).

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across that certain private road entitled Vista Verde Lane, as said road is delineated on the face of said Amended Parcel Survey Map No. 517-80, recorded under Auditor's File No. 8210270074.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Tract 4 of Amended Parcel Survey Map No. 517-80, entitled "Alterra Park Div. II "A", approved October 27, 1982 and recorded October 27, 1982, under Auditor's File No. 8210270074, in Volume 6 of Short Plats, pages 20, 21 and 22, records of Skagit County, Washington; being located in Sections 7 and 8, Township 35 North, Range 8 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across Tract "A" of that certain 5 Acre Parcel Survey Map No. 145-79 entitled "Alterra Park Div. I", approved September 17, 1980 and recorded September 26, 1980, under Auditor's File No. 8009260003, in Volume 4 of Short Plats, page 182, records of Skagit County, Washington. (Includes Piscatore Lane and Vista Verde Lane, as delineated on the face of said 5 Acre Parcel Survey Map).

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across that certain private road entitled Vista Verde Lane, as said road is delineated on the face of said Amended Parcel Survey Map No. 517-80, recorded under Auditor's File No. 8210270074.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

EXHIBIT B

19-2733-TO

1. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)
2. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the Skagit River, or its banks, or which may result from such change in the future.
3. Reservations contained in deed from the State of Washington, recorded under Auditor's File No. 8007030123, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.
4. Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid road, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved by deed referred to above.
5. 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 Number 145-79 recorded September 26, 1980 as Auditor's File No. 8009260003.
6. 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 Amended Short Plat Number 517-80 recorded October 27, 1982 as Auditor's File No. 8210270074.