

When recorded return to:
Derek R. Sandland
6244 Goodhew Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-4103
Sep 20 2019
Amount Paid \$5523.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039663

CHICAGO TITLE
620039663

STATUTORY WARRANTY DEED

THE GRANTOR(S) Loren Falk and Diane Knapp Falk, 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 Derek R. Sandland, 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): 1, SKAGIT COUNTY SHORT PLAT NO. 15-80

Tax Parcel Number(s): P35454 / 350401-0-004-0000

1 ptn Gov't lot 2 in
1-35-4

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 12, 2019

Loren Falk
Loren Falk
Diane Knapp Falk
Diane Knapp Falk

State of Washington
County of Jefferson

I certify that I know or have satisfactory evidence that *Loren Falk and Dianne Knapp Falk*
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 9/17/2019

Troy Paul Tamas
Name: *Troy Paul Tamas*
Notary Public in and for the State of Washington
Residing at: *Sequim Clallam County WA*
My appointment expires: *2/9/2023*

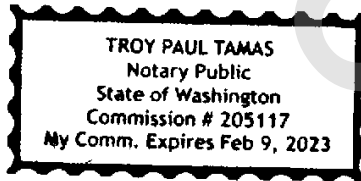


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P35454 / 350401-0-004-0000

PARCEL A:

TRACT 1 OF SKAGIT COUNTY SHORT PLAT NO. 15-80, APPROVED JULY 3, 1980. RECORDED JULY 7, 1980, UNDER AUDITOR'S FILE NO. 8007070003, IN VOLUME 4 OF SHORT PLATS, PAGE 128, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 2, SECTION 1, TOWNSHIP 35 NORTH, RANGE 4 EAST W. M.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS "WILKERSON LANE" AS DELINEATED ON THE FACE OF THE SHORT PLAT

AND A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE SOUTH 40 FEET OF TRACT 2.

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:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line
Recording Date:	October 9, 1980
Recording No.:	8010090047

2. 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 PLAT NO. 15-80:

Recording No: 8007070003

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:	October 3, 1985
Recording No.:	8510030042

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:	March 4, 1988
Recording No.:	8803040043

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

Granted to:	Adjacent property owners
Purpose:	Ingress, egress and utilities
Recording Date:	June 14, 1989
Recording No.:	8906140040

Being a re-recording of Recording No. 8810210024

6. Findings of Fact for Construction of a gravel road including the terms, covenants and

EXHIBIT "B"
Exceptions
(continued)

provisions thereof

Recording Date: September 19, 1989
Recording No.: 8909190052

7. Findings of Fact regarding request to allow 40 foot right of way including the terms, covenants and provisions thereof

Recording Date: August 23, 1990
Recording No.: 9008230073

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

9. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,

Recording Date: March 5, 2008
Recording No.: 200803050027

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

11. City, county or local improvement district assessments, if any.