



201910070202

10/07/2019 03:26 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:

Denise Rene Dulin
18916 State Route 9
Mount Vernon, WA 98274

GUARDIAN NORTHWEST TITLE CO.

19-3224

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey G. Prestmo and Dawn M. Prestmo, husband and wife, PMB 501, Mount Vernon, WA 98273,

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

in hand paid, conveys, and warrants to Denise Rene Dulin, an unmarried woman

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 6, Township 33 North, Range 5 East - Ptn. Gov. Lot 9; and Section 7, Township 33 North, Range 5 East -
Ptn. Gov. Lot 1; (aka Lot 3, SP No. PL06-0380)

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): P125255 & 330507-1-004-0100 & P125254 & 330506-4-009-0200

Dated:

10-4-19

Jeffrey G. Prestmo

Dawn M. Prestmo

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019-4369

OCT 07 2019

Amount Paid \$ 4,010.00
By Skagit Co. Treasurer
By Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3224-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Jeffrey G. Prestmo and Dawn M. Prestmo 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: 4th day of October, 2019

[Signature]
Signature

Notary
Title

My appointment expires: 1-7-23

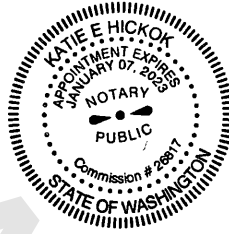


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 19004 State Route 9, Mount Vernon, WA 98274

Tax Parcel Number(s): P125255 & 330507-1-004-0100 & P125254 & 330506-4-009-0200

Property Description:

Lot 3, Short Plat No. PL06-0380, approved November 17, 2006, recorded November 20, 2006, under Auditor's File No. 200611200085, records of Skagit County, State of Washington, being a portion of Government Lot 9, Section 6 and a portion of Government Lot 1, Section 7, all Township 33 North, Range 5 East, W.M.;

EXCEPT That portion of Lot 3, Short Plat No. PL06-0380, approved November 17, 2006, recorded November 20, 2006, under Auditor's File No. 200611200085, records of Skagit County, State of Washington, being a portion of Government Lot 9, Section 6 and a portion of Government Lot 1, Section 7, all Township 33 North, Range 5 East, W.M. lying within the 100-foot wide railroad right-of-way, commonly known as the Northern Pacific Railway and described as follows:

That portion of the 100-foot wide railroad right-of-way, commonly known as the Northern Pacific Railway, running Northerly and Southerly, through Government Lot 9 of Section 6, and Government Lot 1 of Section 7, all in Township 33 North, Range 5 East, W.M., which lies Easterly of the centerline of said right-of-way and Southeasterly of the Northeasterly extension of the Northwesterly line of Tract 7 of the "ASSESSOR'S PLAT OF SUNNYSIDE BIG LAKE TRACTS," as per plat recorded in Volume 9 of Plats, page 13, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive 20 foot easement for ingress, egress and utilities over Lot 2 of said Short Plat as delineated on the face of the Short Plat.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

19-3224-KH

1. Reservation of minerals contained in deed recorded May 15, 1926, in Volume 139 of Deeds, page 521, records of Skagit County, Washington.

2. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From:

The State of Washington

Recorded:

November 19, 1925

Auditor's No.

194209

Executed By:

Bass Lumber

As Follows: Mineral Reservations in favor of Union Lumber

3. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:

Short Plat No. 91-097

Recorded:

May 13, 1992

Auditor's No.:

9205130031

4. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:

Skagit County Sewer District No. 2

Recorded:

July 26, 1993

Auditor's No.

9307260074

Purpose:

Ten foot wide sanitary sewer easement

Area Affected:

Said premises and other property

5. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:

Skagit County Sewer District No. 2

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3224-KH

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Recorded:
October 6, 2006
Auditor's No.
200610060137
Purpose:
Sewer mains
Area Affected:
As disclosed in instrument

6. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:
Short Plat No. PL06-0380
Recorded:
November 20, 2006
Auditor's No.:
200611200085

Said instrument was modified by instrument recorded December 12, 2006, under Auditor's File No. 200612120034.

7. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded:
November 20, 2006
Auditor's No.:
200611200086

8. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded:
January 25, 2007
Auditor's No.:
200701250189