



201910180059

10/18/2019 10:29 AM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:

Nancy Carney
14934 Summers Lane
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED

19-2560
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) John A. Summers and Arlene M. Summers, husband and wife, _____,

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

in hand paid, conveys, and warrants to Nancy Carney, an unmarried person

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:

Ptn. Lots 2 and 4 of Summers Ridge

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): P82412 & 4437-000-004-0001

Dated: October 15, 2019

John A. Summers by Arlene M. Summers
John A. Summers by Arlene Summers, Attorney-In-Fact

Arlene M. Summers
Arlene M. Summers

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20194541
OCT 18 2019

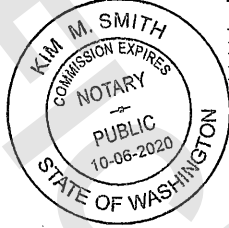
Amount Paid \$ 12,020.00
By Skagit Co. Treasurer
BI Deputy

STATE OF Washington
COUNTY OF Snohomish } SS:

On this 15 day of OCT, 2019 before me personally appeared Arlene M. Summers, to me known to be the individual described in and who executed the foregoing instrument for her self and as Attorney in Fact for John A. Summers and acknowledged that she signed and sealed the same as her free and voluntary act and deed for her self and also as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.
(Seal)

Kim M. Smith



Notary Public in and for the State of WA
Residing at MOUNT VERNON
My appointment expires: 10-6-2020

UNRECORDED PUBLIC DOCUMENT

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 14934 Summers Lane, Mount Vernon, WA 98273
Tax Parcel Number(s): P82412 & 4437-000-004-0001

Property Description:

PARCEL "A":

Lot Four (4) of the Plat of Summers Ridge, according to plat recorded in Volume 13 of Plats, page 39, records of Skagit County, under Auditor's File No. 8106100001, and lying in Section Nine (9), Township Thirty-three (33) North, Range Three (3) East, W.M.

EXCEPT that portion of Lot Four (4), Plat of Summers Ridge, as per plat recorded in Volume 13 of Plats, page 39, lying Northerly of the following described line:

Beginning at a point on the West line of Lot 4, Plat of Summers Ridge, that lies North 0°36'58" East a distance of 484.80 feet from the Southwest corner of said lot; thence East a distance of 200 feet, more or less, to a point on the Easterly line of Lot 2 in said plat, that lies North 0°36'58" East a distance of 54.68 feet from the corner common to Lots 2, 3 and 4 in said plat and the terminus of the line description.

TOGETHER with that portion of Lot Two (2), Plat of Summers Ridge, as per plat recorded in Volume 13 of Plats, page 39, lying South of the following described line:

Beginning at a point on the West line of Lot 4, Plat of Summers Ridge, that lies North 0°36'58" East a distance of 484.80 feet from the Southwest corner of said lot; thence East a distance of 200 feet, more or less, to a point on the Easterly line of Lot 2 in said plat, that lies North 0°36'58" East a distance of 54.68 feet from the corner common to Lots 2, 3 and 4 in said plat and the terminus of the line description.

TOGETHER with a non-exclusive easement for ingress, egress and utilities over, under and through a portion of Lots Two (2), Three (3) and Four (4) of said plat. Said easement is 25 feet in width and lies 12.5 feet on each side of the following described center-line:

Commencing at the point on the southerly line of Lot 1 which is also on the easterly line of the 30-ft. access and utility easement for Lot 3, all as shown on said plat of Summers Ridge;
thence North 89°23'02" West, along the south line of Lot 1, a distance of 15.16 feet, to the centerline of said 30-foot easement;
thence South 7°39'09" East along the 30-foot easement centerline, 5.04 feet;
thence South 29°13'45" East along the 30-foot easement centerline, 14.06 feet to the point of beginning of this centerline description;
thence South 19°14'10" West a distance of 80.88 feet to the point of curvature of a curve to the right having a radius of 85 feet;
thence along said curve 37.20 feet and through a central angle of 25°04'33" to its point of tangency;
thence South 44°18'43" West a distance of 25.47 feet to the point of curvature of a curve to the left having a radius of 50 feet;
thence along said curve 41.44 feet and through a central angle of 47°29'30" to a point of reverse curvature with a curve to the right having a radius of 50 feet;
thence along said curve 71.37 feet and through a central angle of 81°47'05" to its point of tangency;
thence South 78°36'18" West a distance of 55.86 feet to the terminal point of this centerline description.

TOGETHER with a non-exclusive easement over Lots One (1) and Two (2) of said plat of Summers Ridge, as described and shown upon said plat, for the same purposes of ingress, egress and utilities, and referenced on the plat as a private access and utility easement for Lot Three (3)

Statutory Warranty Deed
LPB 10-05

EXHIBIT B

19-2560-KH

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

4. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

5. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

9. 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 No. 89-78 recorded October 13, 1978 as Auditor's File No. 890003.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

10. 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

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LPB 10-05

following plat/short plat/survey named Summers Ridge recorded June 10, 1981 as Auditor's File No. 8106100001.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

11. Easement and provisions contained therein, affecting a portion of subject property, as created or disclosed by instrument for the purpose of rights of way for ingress, egress and utilities for the benefit of neighboring parcel, in favor of Mark D. Summers, recorded September 18, 1979 as Auditor's File No. 7909180010.

12. 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 North Fork Skagit River, or its banks, or which may result from such change in the future.

13. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of North Fork Skagit River.

14. 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.)