

When recorded return to:

Joseph R. Albert and Laura Lynn Albert
29877 East Elk Run Drive
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040194

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4553

Oct 18 2019

Amount Paid \$8282.00

Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE
020040194

STATUTORY WARRANTY DEED

THE GRANTOR(S) Douglas H. Steineke, an unmarried person, as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Joseph R. Albert and Laura Lynn Albert, a married couple

the following described real estate, situated in the Unincorporated Area 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. NE NE, 12-35-5, aka lot 38, Noretap

Tax Parcel Number(s): P38894 / 350512-1-001-0106, P123523 / 350512-1-001-0200

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 16, 2019

Douglas H. Steineke
Douglas H. Steineke

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Douglas H. Steineke 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: 10-18-19

Marissa Skaar
Name: Marissa Skaar
Notary Public in and for the State of WA
Residing at: Harwood
My appointment expires: 3/2/2021



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P38894 / 350512-1-001-0106 and P123523 / 350512-1-001-0200

Parcel A:

The East ½ of the Northeast ¼ of the Northeast ¼ of Section 12, Township 35 North, Range 5 East, W.M.

(Also known as Tract 38, Noretap.)

Parcel B:

non-exclusive easements for ingress, egress and utilities as created in instrument recorded under Auditor's File Nos. 8902210090 and 8910230016, records of Skagit County, Washington.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: February 24, 1953
Recording No.: 359932

2. 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: November 18, 1986
Recording No.: 8611180010

3. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: October 11, 1988
Recording No.: 8810110042

4. Declaration of Easements, Covenants and Road Maintenance including the terms, covenants and provisions thereof

Recording Date: February 21, 1989
Recording No.: 8902210090

Amended by Recording No. 8910230016

5. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: November 18, 1986
Recording No.: 8611180011

EXHIBIT "B"

**Exceptions
(continued)**

6. 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: November 18, 1986
Recording No.: 8611180008
7. 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: February 23, 1994
Recording No.: 9402230012
8. Access and Utility Easement including the terms, covenants and provisions thereof
- Recording Date: August 9, 2010
Recording No.: 201008090057
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. The Land has been classified as Timberland and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:
- Recording Date: October 21, 2005
Recording No.: 200510210015
- Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.
- Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.
11. Assessments, if any, levied by Noretap Road Maintenance Association.

EXHIBIT "B"

Exceptions
(continued)

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