



201912060034

12/06/2019 10:33 AM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:

Petra Lasc and Jonny Lasc
11460 Panorama Drive
Sedro-Woolley, WA 98284

STATUTORY WARRANTY DEED

19-3790

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) James Polk Bethea and Stephanie E. Bethea, husband and wife, 11458 Panorama Dr, Sedro-Woolley, WA 98284,

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

in hand paid, conveys, and warrants to Petra Lasc and Jonny Lasc, wife and husband

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: SW NW 34-35N-5E (AKA TR 46 UNREC SURVEY PANORAMIC PLATEAU)

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): P40575 & 350533-1-001-2701

Dated: 12/5/19

James Polk Bethea
James Polk Bethea

Stephanie E. Bethea
Stephanie E. Bethea

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019-5281
DEC 06 2019

Amount Paid \$ 4650.⁸⁰
Skagit Co. Treasurer
By Mam Deputy

Statutory Warranty Deed
LPB 10-05

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that James Polk Bethea and Stephanie Ellison Bethea 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: 5 day of December, 2019

Mary Miller
Signature

Notary Public
Title

My appointment expires: 01.19.2022



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 11460 Panorama Drive, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P40575 & 350533-1-001-2701

Property Description:

The West 220.00 feet of the South 990.00 feet of the Southwest 1/4 of the Northwest 1/4 of Section 34, Township 35 North, Range 5 East, W.M. (aka Parcel No. 46, Panoramic Plateau/Steelhead Bend)

TOGETHER WITH easements for ingress, egress and utilities over, across and through the Southeast quarter of the Northeast quarter of Section 33, Township 35 North, Range 5 East, W.M., more particularly delineated in instruments recorded on October 8, 2018 and November 8, 2018 as Auditor's File No's. 201810080033 and 201811080050, respectively.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3790-MM

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EXHIBIT B

19-3790-MM

1. Reservations, provisions and/or exceptions contained in instrument executed by The Sound Timber Company, recorded November 13, 1911 as Auditor's File No. 87553.
2. Easement and provisions contained therein, affecting a portion of subject property, as created or disclosed by instrument for the purpose of water pipeline, recorded March 5, 1932 as Auditor's File No. 249333.
3. Reservations, provisions and/or exceptions contained in instrument executed by Bradsberry Logging Company, recorded March 19, 1968 as Auditor's File No. 711474.
4. Easement for ingress, egress and utilities and including any obligation to share in the cost of maintaining the same over and across the Northerly 50 feet of the subject property, in favor of adjoining land owners, as disclosed by various instruments of record.
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 unrecorded plat/short plat/survey named Plat of Panorama Plateau (Steelhead Bend).

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".

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 Survey for Ronald T. Jepson & Assoc recorded October 31, 1985 as Auditor's File No. 8510310032.

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".

7. Easement, affecting a portion of subject property for the purpose of constructing, operating, maintaining, repairing, replacing and enlarging an underground electric transmission and/or distribution system including terms and provisions thereof granted to Puget Sound Power & Light Company recorded January 20, 1986 as Auditor's File No. 8601200025

8. 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 Topographic Survey for Skagit County Risk Management recorded November 28, 1994 as Auditor's File No. 9411280104.

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".

9. Declaration of easements, covenants and road maintenance agreement, including the terms and conditions thereof recorded October 24, 1995 as Auditor's File No. 9510240099

Statutory Warranty Deed
LPB 10-05

Said declaration of easements, covenants and road maintenance agreement is amended by the instruments recorded as follows:

Recorded: December 4, 1997; April 19, 2000; March 21, 2014

Auditor's File No.: 9712040049; 200004190053; 201403210082

10. Agreement, affecting subject property, regarding encroachments and the terms and provisions thereof between James Bethea and Stephanie Bethea, husband and wife and Skagit County, a municipal corporation, recorded December 19, 1996 as Auditor's File No. 9612190022.

11. Lot certification, including the terms and conditions thereof, recorded June 29, 2018 as Auditor's File No. 201806290107. Reference to the record being made for full particulars. The company makes no determination as to its affects.

12. Easement, affecting a portion of subject property for the purpose of installation, operation and maintenance of a reserve septic drainfield including terms and provisions thereof granted to James Bethea recorded September 25, 2018 as Auditor's File No. 201809250111

13. Easement, affecting a portion of subject property for the purpose of installation, operation and maintenance of utilities including terms and provisions thereof granted to James Bethea recorded October 8, 2018 as Auditor's File No. 201810080033

14. Easement, affecting a portion of subject property for the purpose of access including terms and provisions thereof granted to James Bethea recorded November 8, 2018 as Auditor's File No. 201811080050

15. Any tax, fee, assessments or charges as may be levied by Panorama Parcels Private Road Maintenance Association.