



201912240034

12/24/2019 10:34 AM Pages: 1 of 6 Fees: \$108.50
Skagit County Auditor

When recorded return to:

Robert D. Kelton
18604 Blackberry Lane
Mount Vernon, WA 98274

STATUTORY WARRANTY DEED

19-3383
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Paul A. Warden and Anne T.C. Warden, husband and wife, 451 McGreer Road, Selah, WA 98942,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Robert D. Kelton, 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: Section 1, Township 33, Range 4; Ptn. Gov. Lot 2 (aka Tract 3, Short Plat No. 94-003)

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): P103998 & 330401-4-002-0500

Dated: December 20, 2019


Paul A. Warden


Anne T C Warden

2019-5560
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 24 2019

Amount Paid \$ 6,528.70
By Skagit Co. Treasurer
Deputy

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Paul A. Warden and Anne T C Warden 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: 20th day of December, 2019



Signature

Public Notary

Title

My appointment expires: March 6, 2020

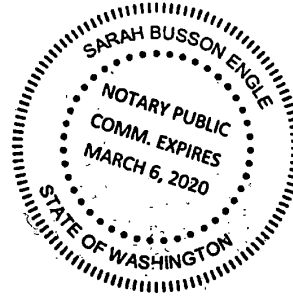


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 18604 Blackberry Lane, Mount Vernon, WA 98274
Tax Parcel Number(s): P103998 & 330401-4-002-0500

Property Description:

LOT 3, SHORT PLAT NO. 94-003, APPROVED APRIL 26, 1995, RECORDED MAY 4, 1995 IN BOOK 11 OF SHORT PLATS, PAGES 198 AND 199, UNDER AUDITOR'S FILE NO. 9505040047 AND BEING A PORTION OF GOVERNMENT LOT 2 OF SECTION 1, TOWNSHIP 33 NORTH, RANGE 4 EAST AND LOTS 72 AND 73, "FIRST ADDITION TO BIG LAKE WATERFRONT TRACTS";

EXCEPT THAT PORTION OF LOT 3 OF SHORT PLAT 94-03 RECORDED UNDER AUDITORS FILE NUMBER 9505040047, RECORDS OF SKAGIT COUNTY WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3, THENCE SOUTH 80 DEGREES 48' 48" EAST ALONG THE NORTHERLY LINE OF SAID LOT 3, FOR A DISTANCE OF 175.00 FEET;
THENCE SOUTH 15 DEGREES 53' 55" WEST FOR A DISTANCE OF 206.53, TO A POINT ON THE WESTERLY LINE OF SAID LOT 3;
THENCE NORTH 24 DEGREES 21' 30" WEST ALONG SAID WESTERLY LINE OF LOT 3 FOR A DISTANCE OF 130.00 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE;
THENCE NORTH 28 DEGREES 21' 54" WEST ALONG SAID WESTERLY LINE FOR A DISTANCE OF 121.20 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A PORTION OF LOT 1 OF SHORT PLAT 97-0200 RECORDED UNDER AUDITORS FILE NUMBER 201008090108, RECORDS OF SKAGIT COUNTY WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE SOUTH 00 DEGREES 06' 58" EAST ALONG THE EAST PROPERTY LINE OF SAID LOT 1 FOR A DISTANCE OF 182.66 FEET;
THENCE NORTH 47 DEGREES 24' 42" WEST FOR A DISTANCE OF 261.42 FEET, TO A POINT ON THE NORTH PROPERTY LINE OF SAID LOT 1;
THENCE NORTH 88 DEGREES 17' 06" EAST A DISTANCE OF 192.18 FEET ALONG SAID NORTH PROPERTY LINE TO THE TRUE POINT OF BEGINNING.

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EXHIBIT B

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1. RESERVATIONS CONTAINED IN DEED

Executed by: Bingham Investment Co., a Washington Corporation

Recorded: May 21, 1954

Auditor's No: 501861

As Follows:

Excepting and reserving unto the party of the first part, its successors and assigns forever, all minerals of any nature whatsoever, including but not limited to coal, iron, natural gas and oil, upon or in said land, together with the use of such of the surface as may be necessary for exploring and mining or otherwise extracting and carrying away the same.

2. RESERVATIONS CONTAINED IN DEED

Executed by: Associated Lumber Mills, Inc.

Recorded: June 8, 1955

Auditor's No: 520153

As Follows:

Excepting and reserving unto the party of the first part, its successors and assigns forever, all minerals of any nature whatsoever, including but not limited to coal, iron, natural gas and oil, upon or in said land, together with the use of such of the surface as may be necessary for exploring and mining or otherwise extracting and carrying away the same.

3. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Lyle E. Ochs and Lucille H. Ochs, husband and wife, and Sheridan A. Martin and Veronica A. Martin, husband and wife

Recorded: May 13, 1982

Auditor's No: 8205130073

Purpose: Road purposes

Area Affected: Portion of said premises

4. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Keith S. Johnson and Alison R. Johnson, husband and wife, and Langus Homes, Inc., a Washington Corporation

Dated: November 17, 1993

Recorded: December 21, 1993

Auditor's No: 9312210113

Purpose: Ingress, egress and utilities

Area Affected: A non-exclusive easement 60.00 feet in width

5. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded November 3, 1994, as Auditor's File No. 9411030049.

6. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Langus Homes, Inc.

And: John D. Maddox, et al

Dated: April 21, 1995

Recorded: April 21, 1995

Auditor's No: 9504210125

Regarding: Easement

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7. DECLARATION OF HOMEOWNER'S ASSOCIATION AND THE TERMS AND CONDITIONS THEREOF:

Dated: April 21, 1995
Recorded: April 21, 1995
Auditor's No.: 9504210126
Executed By: Langus Homes, Inc.

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 Short Plat No. 94-003 recorded May 4, 1995 as Auditor's File No. 9505040047.

9. RESERVATIONS CONTAINED IN DEED

Executed by: Residential and Commercial Construction, a Washington Corporation

Recorded: August 9, 1996

Auditor's No: 9608090112

As Follows:

Reserving unto the Grantors and to David A. Wertz, their heirs, successors and assigns, a non-exclusive easement for ingress, egress and utilities over, under and across that portion of the subject property lying within Blackberry Lane.

10. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Andrew H. Dempsey and Ninzel S. Dempsey, husband and wife

Dated: September 17, 1996

Recorded: September 17, 1996

Auditor's No.: 9609170058

Purpose: Ingress, egress and utilities

Area Affected: A strip of land 40 feet in width lying along the boundary of Lot 2 of said Short Plat

11. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: April 7, 1997

Auditor's No.: 9704070019

Regarding: Title Notification – Property Adjacent to

Designated Natural Resource Lands

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

12. 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. PL07-0200 recorded August 9, 2010 as Auditor's File No. 201008090108.

13. Lot certification, including the terms and conditions thereof, recorded August 9, 2010 as Auditor's File No. 201008090109. Reference to the record being made for full particulars. The company makes no determination as to its affects.

Affects Portion within Lot 1, Short Plat No. PL07-0200.

14. Regulatory notice/agreement regarding Protected Critical Area/Open Space Protected Area Agreement that may include covenants, conditions and restrictions affecting the subject property, recorded August 9, 2010 as

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Auditor's File No. 201008090110 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Affects Portion within Lot 1, Short Plat No. PL07-0200.

15. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded March 11, 2014 under Auditor's File No. 201403110054 and 201403110055.

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