



201912300168

12/30/2019 03:54 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Robert D. Rowe, Jr. and Malane K. Russell
44989 Grassmere Road
Concrete, WA 98237

STATUTORY WARRANTY DEED

19-3859
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Patrick Lescot, as his separate estate, 44989 Grassmere Road, Concrete, WA 98237,

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

in hand paid, conveys, and warrants to Robert D. Rowe, Jr. and Malane K. Russell, a married couple

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.

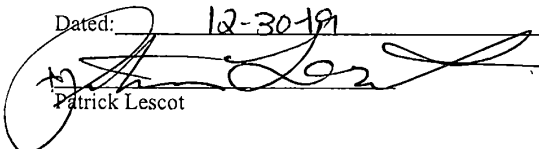
Abbreviated legal description: Property 1:
Section 9, Township 35 North, Range 8 East - SE NE

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): P43543 & 350809-0-011-0017

Dated:

12-30-19


Patrick Lescot

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019-5646
DEC 30 2019

Amount Paid \$ 4,679.28
Skagit Co. Treasurer
By  Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3859-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Patrick Lescot 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: 30th day of December, 2019

[Signature]
Signature

Notary
Title

My appointment expires: 1-7-23

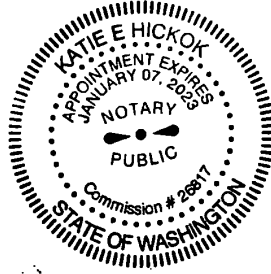


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 44989 Grassmere Road, Concrete, WA 98237
Tax Parcel Number(s): P43543 & 350809-0-011-0017

Property Description:

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 35 North, Range 8 East, W.M., described as follows:

Commencing at the Southeast corner of said Southeast 1/4 of the Northeast 1/4 of Section 9 (East 1/4 corner);
thence North 0° 32'37" East along the East line of said subdivision for a distance of 426.62 feet, more or less, to the Northerly right-of-way margin the Great Northern Railway;
thence continue North 0°32'37" East along said East line for a distance of 225.00 feet;
thence North 89°27'23" West (called West on previous description) for a distance of 12.00 feet, more or less, to the West line of the East 12.00 feet of said subdivision, being THE TRUE POINT OF BEGINNING (also being the POINT OF BEGINNING of the above described main parcel);
thence continue North 89°27'23" West for a distance of 170.00 feet;
thence North 0°10'51" East for a distance of 133.51 feet;
thence North 87°21'50" East for a distance of 133.05 feet, more or less, to the West line of the East 50.00 feet of said subdivision;
thence South 0°32'37" West along said West line for a distance of 52.34 feet;
thence South 89°42'18" East for a distance of 38.00 feet, more or less, to a point on said West line of the East 12.00 feet of said subdivision, at a point bearing North 0°32'37" East from the TRUE POINT OF BEGINNING;
thence South 0°32'37" West along said West line for a distance of 88.72 feet, more or less, to the TRUE POINT OF BEGINNING.

TOGETHER WITH That portion of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 35 North, Range 8 East, W.M., described as follows:

Commencing at the Southeast corner of said Southeast 1/4 of the Northeast 1/4 of Section 9 (East 1/4 corner);
thence North 0°32'37" East along the East line of said subdivision for a distance of 426.62 feet, more or less, to the Northerly right-of-way margin the Great Northern Railway;
thence continue North 0°32'37" East along said East line for a distance of 225.00 feet;
thence North 89°27'23" West (called West on previous description) for a distance of 12.00 feet, more or less, to the West line of the East 12.00 feet of said subdivision, thence continue North 89°27'23" West for a distance of 170.00 feet;
thence North 0°10'51" East for a distance of 133.51 feet, to the TRUE POINT OF BEGINNING;
thence North 87°21'50" East for a distance of 133.05 feet, more or less, to the West line of the East 50.00 feet of said subdivision;
thence South 0°32'37" West along said West line for a distance of 52.34 feet;
thence South 89°42'18" East for a distance of 38.00 feet, more or less, to a point on said West line of the East 12.00 feet of said subdivision;
thence North 0°32'37" East along said West line for a distance of 137.54 feet;
thence North 83°29'09" West for a distance of 172.48 feet, more or less, to a point which bears North 0°10'51" East from the true point of beginning;
thence South 0°10'51" West a distance of 110.69 feet, more or less, to the TRUE POINT OF BEGINNING.

EXCEPT ROADS.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3859-KH

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EXHIBIT B

19-3859-KH

1. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**Grantee:**

Baker River Power, Light & Water Company, a Washington Corporation

Dated:

March 10, 1921

Recorded:

March 18, 1921 & June 6, 1925

Auditor's No.

148870 & 184624

Purpose:

To lay, maintain two pipe lines for the purpose of conveying water

Area Affected:

The exact location of said pipeline is not disclosed on the record

Deed Records:

Volume 121, Page 494, & Volume 137, Page 44

2. 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:**

April 17, 2009

Auditor's No.:

200904170096

3. 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:**Name:**

Survey for John and Michelle Zitkovich

Recorded:

September 21, 2010

Auditor's No.:

201009210043

4. Provisions and matters regarding a boundary line adjustments set forth on documents recorded under Auditor's File Nos. 201009100068 & 201805310081.