



201912310073

12/31/2019 11:32 AM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:

Jonathan A. Zartman
7684 Bird Dog Lane/PO Box 591
Concrete, WA 98237

STATUTORY WARRANTY DEED

19-3ADB
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Elk Properties LLC, a Washington Limited Liability Company and Ron Medford and Annette Medford, husband and wife, 26135 Minkler Road, Sedro-Woolley, WA 98284,

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

in hand paid, conveys, and warrants to Jonathan A. Zartman, 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 10, Township 35 North, Range 7 East; Ptn. SE ¼ (aka Lot 2 SP #96-032)

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): P116218 & 350710-4-002-0400

Dated: 12-24-19

Elk Properties LLC, a Washington Limited Liability Company

By: James Cook
James Cook, manager

By: Terri E Cook
Terri E. Cook, Manager

Ron Medford
Ron Medford

Annette Medford
Annette Medford

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 12/31/19
DEC 31 2019

Amount Paid \$ 2397.33
Skagit Co. Treasurer
By MH Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3908-MM

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STATE OF WASHINGTON
COUNTY OF SKAGIT

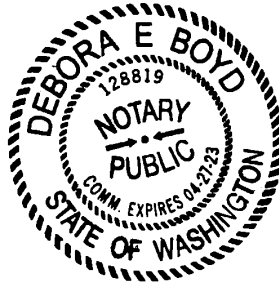
I certify that I know or have satisfactory evidence that James Cook, manager of Elk Properties LLC and Terri E. Cook, Manager of Elk Properties LLC, are the persons who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 24 day of December, 2019

Debora E Boyd
Signature

Clerk - Treasurer
Title

My appointment expires: 4/27/23



STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that anager of , Ron Medford and Annette Medford are the persons who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 24 day of December, 2019

Debora E Boyd
Signature

Clerk/Treasurer
Title

My appointment expires: 4/27/23



Statutory Warranty Deed
LPB 10-05

Order No.: 19-3908-MM

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 7684 Bird Dog Lane, Concrete, WA 98237
Tax Parcel Number(s): P116218 & 350710-4-002-0400

Property Description:

Lot 2, Skagit County Short Plat No. 96-032, approved November 13, 1999 and recorded December 7, 1999 under Auditor's File No. 199912070056, being a portion of the West 1/2 of the Southeast 1/4 of Section 10, Township 35 North, Range 7 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as described in that instrument recorded December 7, 1999 under Auditor's File No. 199912070057.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3908-MM

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EXHIBIT B

19-3908-MM

1. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State Division of Forestry

Recorded: March 30, 1937

Auditor's No. 288258 and 288260 (Volume 171, pages 461-462)

Purpose: Road for forest protection purposes

Area Affected: The exact location of said road is not disclosed on the record

2. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County, a municipal corporation

Recorded: September 1, 1971

Auditor's No. 757556

Purpose: Stream control work along Grandy Creek

Area Affected: Not disclosed on the record

3. TERMS AND CONDITIONS OF PRIVATE ROADWAY AND UTILITY CROSSING EASEMENT:

Dated: January 11, 1996

Recorded: March 5, 1996

Auditor's No.: 9603050086

4. TERMS AND CONDITIONS OF PRIVATE ROADWAY AND UTILITY CROSSING EASEMENT:

Dated: January 11, 1996

Recorded: March 5, 1996

Auditor's No.: 9603050085

5. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., a Washington corporation

Dated: July 2, 1999

Recorded: July 12, 1999

Auditor's No.: 9907120253

Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."

Area Affected: As located

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

Executed By: Skagit County Hearing Examiner and James Cook

Recorded: January 6, 1999

Auditor's No.: 9901060078

Regarding: Plat approval

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

Statutory Warranty Deed
LPB 10-05

only, without the expectation that all such matters have been shown.

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

Executed By: Skagit County Hearing Examiner and James Cook

Recorded: January 6, 1999

Auditor's No.: 9901060079

Regarding: Plat approval

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.

8. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. 96-032

Recorded: December 7, 1999

Auditor's No.: 199912070056

9. TERMS AND CONDITIONS OF NON-EXCLUSIVE EASEMENT AND MAINTENANCE DECLARATION:

Dated: July 28, 1999

Recorded: December 7, 1999

Auditor's No.: 199912070057

Purpose: Ingress, egress and utilities

10. Title notification that the subject property is adjacent to property designated Natural Resource Lands lands by Skagit county executed by James Cook dated May 21, 2003, recorded May 21, 2003 as Auditor's File No. 200305210152. Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.