

When recorded return to:
Danny E. Halstead
1355 Alger Cain Lake Road
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-1254
Apr 07 2020
Amount Paid \$9429.00
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

GNW 20-4699

THE GRANTOR(S) Robert Pratt, as his separate estate, 9069 Valley View Road, Custer, WA 98240,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Danny E. Halstead, an unmarried man

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 8, Township 36 North, Range 4 East - NE SW (aka Lot 2, SHORT CARD NO. PL18-0297)

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): P49091, 360408-0-002-0004

Dated: 4-7-2020

Robert Pratt
Robert Pratt

Statutory Warranty Deed
LPB 10-05

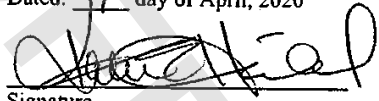
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STATE OF WASHINGTON
COUNTY OF SKAGIT

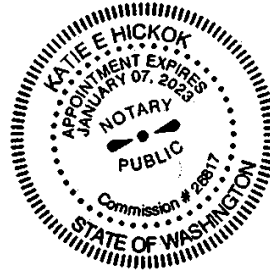
I certify that I know or have satisfactory evidence that Robert Pratt is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 7th day of April, 2020


Signature

Notary
Title

My appointment expires: 1-7-2023



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1355 Alger Cain Lake Road, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P49091, 360408-0-002-0004

Property Description:

Lot 2, SKAGIT COUNTY SHORT CARD NO. PL18-0297, Recorded December 20, 2018 under Skagit County Auditor's File No. 201812200074, being a portion of Section 8, Township 36 North, Range 4 East, W.M. Records of Skagit County, Washington.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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EXHIBIT B

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1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of: Clair W. Smith and Esther E. Smith

Dated: July 15, 1947

Recorded: July 24, 1947

Auditor's No: 406965

For: Right-of-Way

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Affects: Portion of subject property

11. 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 May 10, 1949, as Auditor's File No. 431257.

12. 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 June 20, 1950, as Auditor's File No. 447278.

13. 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 October 8, 1963, as Auditor's File No. 641730.

14. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

15. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington, acting by and through the Department of Natural Resources

Dated: September 2, 2008

Recorded: September 15, 2008

Auditor's No.: 200809150113

Purpose: Implement the goals of the Forest Practices Salmon Recovery Act

16. 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 Skagit County Short Card No. PL-18-0297 recorded December 20, 2018 as Auditor's File No. 201812200074.

17. Easement, affecting a portion of subject property for the purpose of Protected Critical Area Easement including terms and provisions thereof granted to Skagit County recorded December 20, 2018 as Auditor's File No. 201812200075

18. Lot certification, including the terms and conditions thereof, recorded December 20, 2018 as Auditor's File No. 201812200076. Reference to the record being made for full particulars. The company makes no determination as to its affects.

19. Declaration of easements, covenants and road maintenance agreement, including the terms and conditions thereof recorded December 20, 2018 as Auditor's File No. 201812200077

20. Regulatory notice/agreement regarding Operation-Maintenance and Monitoring Requirement for Proprietary onsite sewage systems that may include covenants, conditions and restrictions affecting the subject property, recorded February 20, 2019 as Auditor's File No. 201902200070.

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.

21. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein,

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granted to Puget Sound Energy and/or its predecessors, recorded August 15, 2019, as Auditor's File No. 201908150063.

22. Matters of ALTA Mortgagee Policy coverage, which are dependent upon our inspection for determination of insurability AND either (a.) or (b.) below:

(a.) A finding that there are no broken priority issues to be resolved.

(b.) A finding that there are broken priority issues that have been resolved to the standards of our underwriter.

If priority is known to be broken, we should be informed immediately in order that we can determine the underwriter's requirements for insuring through said situation.