

When recorded return to:
Fred Alms and Lois Alms
3248 Old Highway 99 North Road
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1757

May 20 2020

Amount Paid \$5605.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620041495

CHICAGO TITLE
620041495

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas K. Studebaker and Dana J. Studebaker, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as part
of an IRS 1031 Tax Deferred Exchange"

in hand paid, conveys, and warrants to Fred Alms and Lois Alms, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 2, SHORT PLAT NO. PL-08-0467, AS APPROVED ON NOVEMBER 24, 2008 AND
RECORDED ON DECEMBER 3, 2008, UNDER AUDITOR'S FILE NO. 200812030002, RECORDS
OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST 1/4 OF
SECTION 20, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P49572 / 360420-2-002-0012

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED (continued)

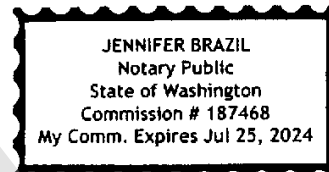
Dated: May 18, 2020

Thomas K. Studebaker
by Steve T. Studebaker
Thomas K. Studebaker, by Steve Studebaker his attorney in fact
Dana J. Studebaker
by Steve T. Studebaker
Dana J. Studebaker, by Steve Studebaker her attorney in fact

State of WA
County Skagit of Skagit

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

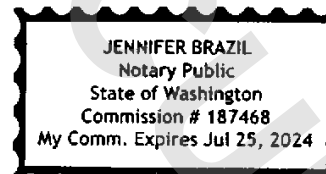
Dated: 5-20-2020
Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024



State of WA
County Skagit of Skagit

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

Dated: 5-20-2020
Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024



STATUTORY WARRANTY DEED
(continued)

EXHIBIT "A"
Exceptions

1. Exceptions and Reservations as contained in instrument:

Recorded: July 13, 1939
Auditor's No.: 315023, records of Skagit County, Washington
Executed By: Bloedel Donovan Timber Co.
As Follows: Excepting and expressly reserving one-half of the royalties of all oil, or
gas, casing head gas or other hydrocarboon substances

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary
appurtenances
Recording Date: April 15, 1925
Recording No.: 182760, records of Skagit County, Washington

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary
appurtenances
Recording Date: April 17, 1937
Recording No.: 289348, records of Skagit County, Washington

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: West Coast Telephone Company
Purpose: The right to erect and maintain poles with the necessary cross arms,
wires, anchors and fixtures thereon for telephone and telegraph purposes and shall have the
right to cut and remove shrubbery and foliage from said right-of-way.
Recording Date: May 11, 1938
Recording No.: 301917, records of Skagit County, Washington

5. Agreement, including the terms and conditions thereof entered into:

By: Whatcom County Water District No. 12
And Between: Mack Johnson
Recorded: February 3, 1978
Recording No.: 873193, records of Skagit County, Washington
Providing: Sewer Dervice

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a

EXHIBIT "A"

**Exceptions
(continued)**

document:

In favor of: Puget Sound Power & Light Company
Purpose: Electric Transmission and/or distribution line, together with necessary appurtenances
Recording Date: August 17, 1989
Recording No.: 8908170051, records of Skagit County, Washington

7. Terms, Conditions, and restrictions of that instrument entitled "Skagit County Hearing Examiner Order No. SP 90-005.ORD":

Recorded: June 6, 1990
Recording No.: 9006060004, records of Skagit County, Washington

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 200710040086

9. Skagit County Planning & Development Services Plat Lot of Record Certification

Recording Date: July 28, 2008
Recording No.: 200807280012

10. Protected Critical Area Easement

Recording Date: December 3, 2008
Recording No.: 200812030001

11. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. PL08-0467:

Recording No: 200812030002

EXHIBIT "A"

Exceptions
(continued)

12. Skagit County Planning & Development Services Plat Lot of Record Certification
Recording Date: December 3, 2008
Recording No.: 200812030003
13. Two Connection Residential Group B Public Water System
Recording Date: December 3, 2008
Recording No.: 200812030007
14. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. City, county or local improvement district assessments, if any.