

When recorded return to:

Cynthia R. Reynolds
122224 189th Ave SE
Snohomish, WA 98290

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1802

May 26 2020

Amount Paid \$6645.00

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.: 620042480

CHICAGO TITLE
020042480

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey Kraus and Amy Kraus, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Cynthia R. Reynolds, an unmarried person

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

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

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

Lot(s): Ptn. 3 SKAGIT COUNTY SHORT PLAT NUMBER 95-029

Tax Parcel Number(s): P108053/ 350427-2-015-0100

SE NW
27-35-4

md

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 21, 2020

Jeffrey Kraus
Jeffrey Kraus

Amy Kraus
Amy Kraus

State of WASHINGTON
County of SKAGIT

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

Dated: 5/26/2020

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

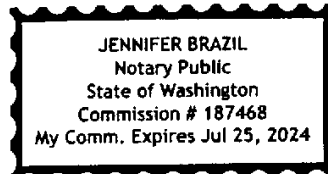
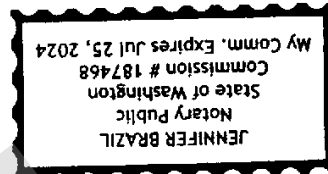


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P108053/ 350427-2-015-0100

Lot 3, Skagit County Short Plat No. 95-029, approved December 20, 1995, and recorded December 29, 1995, in Volume 12 of Short Plats, Pages 59 and 60, under Auditor's File No. 9512290029, records of Skagit County, Washington; being a portion of the Southeast quarter of the Northwest quarter of Section 27, Township 35 North, Range 4 East, W.M.;

EXCEPT that portion lying North and West of the drainage easement as delineated on the face of said short plat and described as follows:

Beginning at the most Westerly Northwest corner of said Lot 3, being also the Southwest corner of Lot 4, of said short plat; thence East along the South line of said Lot 4, 566.01 feet to the most Southerly Southeast corner thereof; thence South 33 degrees 35' 00" West along the Northwest line of the drainage easement as delineated on the face of said short plat to an angle point in said Northwest line 80 feet North of the South line of said Lot 3; thence West along the North line of said drainage easement, 80 feet North of and parallel with the South line of said Lot 3 to the West line of said Lot 3; thence North along said West line to the Northwest corner of said Lot 3 and the point of beginning;

ALSO EXCEPT that portion of Lot 3, Short Plat 95-029, approved December 20, 1995, and recorded December 29, 1995, in Volume 12 of Short Plats, Pages 59 and 60, under Skagit County Auditor's file Number 9512290029, all in records of Skagit County, Washington, being a portion of the Southeast 1/4 of the Northwest 1/4 of Section 27, Township 35 North, Range 4 East, W.M., lying Westerly of the following described line:

Commencing at the Northerly most corner of Lot 4 of said Short Plat No. 95-029; thence North 37 degrees 44' 52" East along the Northwesterly line of Lot 2-B of said Short Plat 95-029, 170.63 feet; thence South 5 degrees 54' 52" West parallel with the West line of said Lot 2-B, 954.40 feet, more or less, to the North line of Lot 3 of said Short Plat No. 95-029 and being the TRUE POINT OF BEGINNING of said line; thence South 24 degrees 48' 58" West 277.85 feet, more or less, to the South line of said Lot 3 at a point bearing North 89 degrees 35' 00" East 545.22 feet from the Southwest corner of said Lot 3 and being the terminus of said line description;

AND FURTHER EXCEPTING that portion of Lot 3, Short Plat No. 95-029, approved December 20, 1995 and recorded December 29, 1995, in Volume 12 of Short Plats, Pages 59 and 60, under Skagit County Auditor's File No. 9512290029, all in records of Skagit County, Washington, being a portion of the Southeast 1/4 of the Northwest 1/4 of Section 27, Township 35 North, Range 4 East, W.M., being more particularly described as follows:

Commencing at the Southeast corner of said Lot 3, Short Plat 95-029; thence North 0 degrees 30' 30" West along the East line of said Lot 3, also being the Westerly right-of-way margin of Collins Road, 94.24 feet to a Northeast corner of said Lot 3, also being the Southeast corner of Lot 1, Short Plat No. 92-012 approved July 14, 1992 and recorded July 15, 1992 in Volume 10 of Short Plats, Pages 102 and 103, under Skagit County Auditor's File No. 9207150053, being a portion of the Southeast 1/4 of the Northwest 1/4 of Section 27, Township 35 North, Range 4 East, W.M. and being the TRUE POINT OF BEGINNING; thence South 89 degrees 35' 13" West 165.00 feet along the South line of said Lot 1, Short Plat No. 92-012, also being a North line of said Lot 3, Short Plat No. 95-029 to the Southwest

EXHIBIT "A"
Legal Description
(continued)

corner of said Lot 1, Short Plat No. 92-012; thence North 0 degrees 30' 30" West, 94.00 feet along the West line of said Lot 1 Short Plat No. 92-012, also being an East line of said Lot 3, Short Plat No. 95-029 to a common corner thereof; thence North 82 degrees 40' 05" West, 25.24 feet along the North line of said Lot 3, Short Plat No. 95-029; thence South 0 degrees 30' 30" East, 102.40 feet; thence North 89 degrees 35' 13" East, 190.00 feet, more or less, to the East line of said Lot 3 Short Plat No. 95-029 at a point bearing South 0 degrees 30' 30" East from the TRUE POINT OF BEGINNING; thence North 0 degrees 30' 30" West, 5.00 feet along said East line of Lot 3, Short Plat No. 95-029 to the TRUE POINT OF BEGINNING.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: One anchor with guy line
Recording Date: November 14, 1963
Recording No.: 643177
2. 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 SKAGIT COUNTY SHORT PLAT NO. 92-012
:

Recording No: 9207150053
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: October 26, 1992
Recording No.: 9210260016
4. 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 SKAGIT COUNTY SHORT PLAT NO. 95-029
:

Recording No: 9512290029
5. 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.

EXHIBIT "B"

Exceptions
(continued)

6. Title Notification - Special Flood Hazard Area including the terms, covenants and provisions thereof
Recording Date: January 17, 2003
Recording No.: 200301170112
7. Title Notification including the terms, covenants and provisions thereof
Recording Date: January 17, 2003
Recording No.: 200301170111
8. Setback Agreement including the terms, covenants and provisions thereof
Recording Date: July 21, 2004
Recording No.: 200407210070
9. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
Recording Date: December 12, 2006
Recording No.: 200612120130
Matters shown: Fence and wetland
10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by City of Sedro Woolley.