

When recorded return to:

George Grant Fletcher, III and Michelle M.
Demmert
18022 25th Ave NE
Lake Forest Park, WA 98155

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620042353

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1857

May 29 2020

Amount Paid \$14769.00

Skagit County Treasurer

By Marissa Guerrero Deputy

CHICAGO TITLE CO.

620042353

STATUTORY WARRANTY DEED

THE GRANTOR(S) David J. Esary and Nancy L. Esary, Husband and Wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Michelle M. Demmert and George Grant Fletcher III, a married
couple

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): Lot 2-A and A Unit(S): SP23-82 #8210270059 & SP 44-77 RN 860873


Tax Parcel Number(s): P108529 / 350335-3-005-1500, P35379 / 350335-3-005-0103

Subject to:

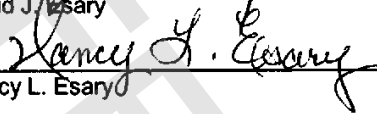
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: May 18, 2020



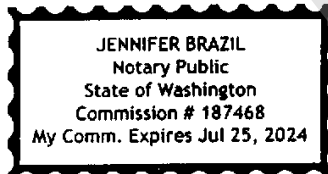
David J. Esary




Nancy L. Esary

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that David J. Esary and Nancy L. Esary 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: 5-20-2020



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): P108529 / 350335-3-005-1500 and P35379 / 350335-3-005-0103

PARCEL A:

That portion of Lot 2-A of REVISED SHORT PLAT NO. 23-82, approved October 26, 1982, and recorded October 27, 1982, under Auditor's File No. 8210270059, in Volume 6 of Short Plats, page 19, records of Skagit County, Washington, being a portion of the Southwest Quarter of Section 35, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of Tract "A" SHORT PLAT 44-77, approved July 18, 1977, and recorded July 19, 1977, under Auditor's File No. 860873, in Volume 2 of Short Plats, page 84 (being a common corner with said Lot 2-A REVISED SHORT PLAT NO. 23-82);
Thence South 15°21'51" West 105.95 feet;
Thence South 1°31'37" East 218.17 feet to the intersection with the Westerly projection of the South line of said Tract "A" SHORT PLAT NO. 44-77;
Thence North 89°22'20" East 25.29 feet along said projected South line to the Southwest corner of said Tract "A" SHORT PLAT NO. 44-77;
Thence North 0°32'30" West 320.00 feet along the West line of said Tract "A" SHORT PLAT NO. 44-77 to the true point of beginning.

PARCEL B:

That portion of the Southeast Quarter of the Southwest Quarter of Section 35, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

Commencing at the South Quarter corner of said Section 35;
Thence North 0°32'30" West along the East line of said Southeast Quarter a distance of 674 feet to the true point of beginning;
Thence continue North 0°32'30" West a distance of 320 feet;
Thence South 89°22'20" West parallel to the South line of said Southwest Quarter of Section 35 a distance of 140 feet;
Thence South 0°32'30" East a distance of 320 feet;
Thence North 89°22'20" East a distance of 140 feet to the true point of beginning.

(Also known as Tract "A" of Short Plat 44-77, approved July 18, 1977 and recorded July 19, 1977, under Auditor's File No. 860873 in Volume 2 of Short Plats, page 84, records of Skagit County, Washington).

Together with a non-exclusive easement for access and utilities, over and across the 30 foot strip of land lying West and adjoining the following described line:

Commencing at the South Quarter corner of said Section;
Thence South 89°22'20" West along the South line of said Southwest Quarter of Section 35, a distance of 140 feet to the true point of beginning of said line;
Thence North 0°32'30" West parallel to the East line of said Southwest Quarter of Section 35 a distance of 994 feet to the terminal point of said line.

EXHIBIT "A"
Legal Description
(continued)

ALL Situated in Skagit County, Washington

EXHIBIT "B"

Exceptions

1. 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. 104-78:

Recording No: 8204060001

2. Terms and conditions set forth in Boundary Line Adjustment deed recorded May 9, 1996, under Auditor's File No. 9605090045, records of Skagit County, Washington.
3. Easement, including the terms and conditions thereof, reserved by instrument(s);
 Recorded: November 27, 1978
 Auditor's No(s): 891966, records of Skagit County, Washington
 In favor of: Ethel M. Bouslog, a widow
 For: Sewer Purposes
 Affects: As located or agreed upon of sufficient width to allow maintenance and repairs
 Affects: Parcel A

4. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: December 19, 1963
 Auditor's No(s): 644544, records of Skagit County, Washington
 In favor of: Olympic Pipeline Company
 For: Pipeline
 Affects: East 15 feet of Parcel A

5. 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. 44-77:

Recording No: 860873

6. 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

EXHIBIT "B"**Exceptions
(continued)****SKAGIT COUNTY SHORT PLAT NO. 37-82:**

Recording No.: 8402170024, which is revised by recording no. 8905080014

7. 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 REVISED SKAGIT COUNTY SHORT PLAT NO. 23-82:

Recording No: 8210270059

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: 201008100010

9. Covenants, conditions, restrictions, and easements contained in instrument;
Recorded: February 29, 1996
Auditor's No(s): 9602290059, records of Skagit County, Washington
Executed By:
Melvin Bouslog; June A. Bouslog; John L. Bouslog; Sue Ellen Tate, formerly Sue Ellen Moore; Karla Ohrt; and Barbara Bazant, formerly Lahnherr, each to an undivided one sixth interest, each as their separate property
As Follows:
The above described property will be combined or aggregated with contiguous property owned by the Purchaser. This boundary line adjustment is not for the purpose of creating an additional building lot.
Affects: Parcel A
10. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 21, 1977
Auditor's No(s): 865225, records of Skagit County, Washington
For: Access and utilities
Affects: Easterly portion of Parcel A
11. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 5, 1989
Auditor's No(s): 8909050045, records of Skagit County, Washington

EXHIBIT "B"**Exceptions
(continued)**

In favor of: Cascade Natural Gas Corporation
For: Pipe or Pipelines
Affects: South 10 feet of Parcel A

12. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. City, county or local improvement district assessments, if any.