

When recorded return to:

Rebecca Ramerman and Will Ramerman
606 Cedar Tree Drive
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1952

Jun 04 2020

Amount Paid \$6077.00

Skagit County Treasurer

By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

GNW 20-5416

Guardian NW Title 20-5416-TW

THE GRANTOR(S) Anthony Lee Crosby, a single person as his separate estate, 934 Presidio Place, Sedro-Woolley, WA 98284,

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

in hand paid, conveys, and warrants to Rebecca Ramerman and Will Ramerman, a married couple

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

Lot 22, NORTH CENTRAL DIVISION, according to the plat thereof, recorded in Volume 15 of Plats, pages 46 and 47, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated legal description: Lot 22, North Central Division

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 "A" attached hereto

Tax Parcel Number(s): P102042 & 4586-000-022-0001

Statutory Warranty Deed
LPB 10-05

Order No.: 20-5416-TW

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Dated: 6-2-20

Anthony Lee Crosby
Anthony Lee Crosby

STATE OF WASHINGTON
COUNTY OF WHATCOM

I certify that I know or have satisfactory evidence that Anthony Lee Crosby 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: 2nd day of June, 2020

Shelly A. Varner
Shelly A. Varner

My appointment expires: 1/24/24



EXHIBIT A

20-5416-TW

1. Easement, affecting a portion of subject property for the purpose of drainage ditch including terms and provisions thereof granted to Drainage Ditch District No. 14 recorded February 26, 1935 as Auditor's File No. 267764

2. Easement, affecting a portion of subject property for the purpose of pipeline or pipelines including terms and provisions thereof granted to Cascade Natural Gas Corporation recorded December 17, 1956 as Auditor's File No. 545341

3. Easement, affecting a portion of subject property for the purpose of right-of-way across existing road and water pipeline including terms and provisions thereof granted to Robert E. Ensley and Lucille M. Ensley, husband and wife recorded October 20, 1969 as Auditor's File No. 732135

4. Easement, affecting a portion of subject property for the purpose of pipeline or pipelines including terms and provisions thereof granted to Cascade Natural Gas Corporation recorded November 16, 1982 as Auditor's File No. 8211160024

Said instrument is a re-recording of instrument recorded November 9, 1982 as Auditor's File No. 8211090036.

This Right of Way contract modifies, renews and supplements that certain Right of Way Contract recorded at Book 283, Page 448, Auditor's File No. 545341.

5. Easement, affecting a portion of subject property for the purpose of pipeline or pipelines including terms and provisions thereof granted to Cascade Natural Gas Corporation recorded June 9, 1983 as Auditor's File No. 8306090019

The Right of Way Contract corrects and replaces that certain Right of Way Contract recorded under Auditor's File Numbers 8211090034 and 8211160025.

6. Easement, affecting a portion of subject property for the purpose of pipeline or pipelines including terms and provisions thereof granted to Cascade Natural Gas Corporation recorded March 25, 1992 as Auditor's File No. 9203250071

This contract shall supersede, replace and terminate that certain right of way contract recorded March 5, 1992 under Recording Number 9203050076.

7. Easement, affecting a portion of subject property for the purpose of pipeline including terms and provisions thereof granted to Cascade Natural Gas Corporation recorded September 14, 1992 as Auditor's File No. 9209140002

8. 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 April 22, 1992, as Auditor's File No. 9204220112.

9. 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 Plat of North Central Division recorded August 28, 1992 as Auditor's File No. 9208280164.

10. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Daniel R. Madlung and Sandy Madlung, recorded September 29, 1992 as

Statutory Warranty Deed
LPB 10-05

Auditor's File No. 9209290104.

Above covenants, conditions and restrictions were amended and/or modified by instrument recorded September 29, 1992 as Auditor's File No. 9209290105.

11. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Daniel R. Madlung, et al, recorded April 30, 1993 as Auditor's File No. 9304300085.

Bylaws of North Central and Brickyard Creek Community Association.

12. Terms and conditions of Articles of Incorporation of North Central Division and Brickyard Creek Community, recorded September 29, 1992 as Auditor's File No. 9304300086.

13. Terms and conditions of Ordinance No. 1221-95, recorded February 23, 1995 as Auditor's File No. 9502230028.

An Ordinance of the City of Sedro Woolley, Washington setting facilities improvement charges for new connections to the sewer system.

14. Terms and conditions of Ordinance No. 1501-05, recorded April 4, 2005 as Auditor's File No. 200504040073.

An Ordinance Amending the Fees and Charges for Connection to and Use of the City of Sedro-Woolley Sanitary Sewer System.

15. Reservations, provisions and/or exceptions disclosed in instrument executed by Fredrick L. Judd and Terri L. Judd, husband and wife, recorded November 30, 2012 as Auditor's File No. 201211300138.

Skagit County Right to Farm Ordinance.

16. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the creek, or its banks, or which may result from such change in the future.