

When recorded return to:
Charles Trester and Mary Heffernan Trester
P.O. Box 1540
Issaquah, WA 98027

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-2146
Jun 16 2020
Amount Paid \$10318.11
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500102323

CHICAGO TITLE
500102323

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dennis L. Ness and Judith E. Ness, 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 Charles Trester and Mary Heffernan Trester, husband and wife

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.)

LT 22 & POR LT 23, SHOREWOOD

Tax Parcel Number(s): P69183

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

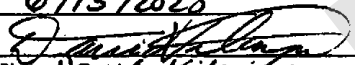
Dated: June 12, 2020



Dennis L. Ness

Judith E. NessState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Dennis L. Ness and Judith E. Ness 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: 6/13/2020


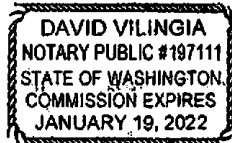
Name: David Vilingia
Notary Public in and for the State of WA
Residing at: Kenston
My appointment expires: 01.19.2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P69183

LOT 22 OF THE PLAT OF SHOREWOOD, AS PER PLAT RECORDED IN VOLUME 9, PAGE 82 AND 83, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF LOT 23 OF SAID PLAT OF SHOREWOOD, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 23;
THENCE NORTH 41°40'02" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 23, A DISTANCE OF 73.82 FEET;
THENCE SOUTH 60°41'13" WEST A DISTANCE OF 64.21 FEET TO THE WESTERLY LINE OF SAID LOT 23;
THENCE SOUTH 16°16' EAST, A DISTANCE OF 24.69 FEET TO THE POINT OF BEGINNING.
EXCEPT THAT PORTION OF LOT 22, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 22;
THENCE SOUTH 41°40'02" WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 22, A DISTANCE OF 73.82 FEET;
THENCE NORTH 60°41'13" EAST A DISTANCE OF 76.69 FEET TO THE NORTHERLY LINE OF SAID LOT 22;
THENCE NORTH 45°06'38" WEST, A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF 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 Shorewood:

Recording No: 731984

2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: October 21, 1989

Recording No.: 732167

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 5, 1982

Recording No.: 8210050015

3. Covenants, conditions, easements and restrictions, contained in the following instrument;

Recording Date: November 1, 1990

Recording No.: 9011010011

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Purpose: View easement

Recording Date: November 1, 1990

Recording No.: 9011010011

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

Granted to: Puget Sound Power and Light Company

Purpose: Electric transmission and/or distribution line

Recording Date: March 5, 1937

Recording No.: 287328

EXHIBIT "B"

**Exceptions
(continued)**

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

Granted to: Swinomish Utility and Environmental Services Authority
Purpose: Water lines
Recording Date: November 16, 1993
Recording No.: 9311160158
7. Rights of the Swinomish Indian Tribal Council to impose restriction on use of said lands as disclosed by deed recorded June 22, 1994 under Auditor's File No. 9406220004.
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.