

When recorded return to:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAXCasey Allen Stewart
21895 Cedardale Road
Mount Vernon, WA 98274Affidavit No. 2020-2196
Jun 18 2020
Amount Paid \$6549.00
Skagit County Treasurer
By Marissa Guerrero Deputy**STATUTORY WARRANTY DEED**

GNW 20-5696

THE GRANTOR(S) Shirley J. Tjersland, as her separate estate and as surviving spouse of Richard Tjersland,
17638 Greenacres Road, Mount Vernon, WA 98273,

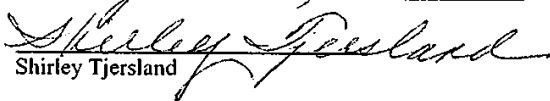
for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Casey Allen Stewart, a married man as his separate estate

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.Abbreviated legal description: Property 1:
Section 20, Township 33 North, Range 4 East - Ptn. SW (aka Lot 1 SP 17-89)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 "B"
attached hereto

Tax Parcel Number(s): P16948

Dated: June 18, 2020
Shirley TjerslandStatutory Warranty Deed
LPB 10-05

Order No.: 20-5696-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

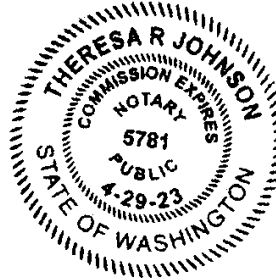
I certify that I know or have satisfactory evidence that Shirley Tjersland is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 18th day of June, 2020

Theresa R Johnson
Signature

Notary
Title

My appointment expires: 4-29-23



Statutory Warranty Deed
LPB 10-05

Order No.: 20-5696-KH

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 21895 Cedardale Road, Mount Vernon, WA 98274
Tax Parcel Number(s): P16948

Property Description:

Lot 1, Short Plat No. 17-89, approved April 27, 1989, recorded April 27, 1989 in Book 8 of Short Plats, page 122, under Auditor's File No. 8904270016 and being a portion of the West ½ of Section 20, Township 33 North, Range 4 East, W.M..

TOGETHER WITH an easement for ingress, egress and utilities over the West 497.77 feet of Lot 2 of said Short Plat.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

20-5696-KH

1. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company

Recorded: April 21, 1944

Auditor's No: 370839

Purpose: Electric transmission line

Area Affected: A strip of land 10 feet in width, the centerline thereof being described as follows:

Commencing 5 feet South of the Northwest corner of the South 247.5 feet of Southeast 1/4 of the Southwest 1/4, Section 20, Township 33 North, Range 4 East, W.M., on the West line thereof; thence Westerly and parallel to the North line of said tract if extended Westerly to the East line on Highway 99 being the true point of beginning; thence Easterly and parallel to the North line of said tract 750 feet.

2. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County

Recorded: October 31, 1966

Auditor's No: 690323

Purpose: Water pipe line

Area Affected: A tract of land within Section 20, Township 33 North, Range 4 East, W.M., described as follows:

A strip of land 25.0 feet in width lying contiguous with and Easterly of the East right of way line of Interstate Highway 5 (P.S.H. No. 1) and South of County Road No. 2328 presently known as the Conway Hill Road. Also, a strip of land 25.0 feet in width within the West 1/2 of the West 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 20, lying South of and contiguous with County Road No. 2328 known as the Conway Hill Road and Easterly of Interstate Highway 5 (P.S.H. No. 1).

3. Conveyance to the State of Washington all rights of ingress and egress, including all existing, future or potential easements of access, light, view and air, to, from and between Primary State Highway No. 1 and the property herein described, by instruments filed as Auditor's File Nos. 539330, 539331, 539334, 539339 and 639340, respectively.

4. Relinquishments of access to State Highway No. SR 5 and of light, view and air by Deed to State of Washington, recorded November 4, 1963 under Auditor's File No. 720011.

5. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Curtis F. Ozaki

And: Skagit County

Dated: February 3, 1983

Recorded: February 9, 1983

Auditor's No: 8302090001

Regarding: The installation of a sand filter sewage system

6. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company

Recorded: June 10, 1983

Auditor's No: 8306100057

Purpose: The right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission lines.

Area Affected: A right of way 20 feet in width

7. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:Statutory Warranty Deed
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Grantee: Pacific Northwest Bell Telephone Company, a Washington Corporation

Recorded: September 14, 1987

Auditor's No: 8709140007

Purpose: The right, privilege and authority to place, construct, maintain, inspect, reconstruct, repair, replace, remove and keep obstacles clear from

Grantee's facilities consisting of underground communication lines.

Area Affected: West 10 feet

8. 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 Short Plat No.: 17-89 recorded April 27, 1989 as Auditor's File No. 8904270016.

9. RESERVATION CONTAINED IN DEED:

Executed by: Wylie Inc., a Washington corporation

Recorded: May 12, 1989

Auditor's No.: 8905120012

As Follows:

"The Grantees agree to pay 1/3 of the cost of maintenance and repair of that portion of the easement road conveyed herein. The Grantees further agree to pay 1/3 of the cost of maintenance and repair of that portion of the water line between Frontage Road and the property conveyed herein. The Grantors agree to pay 2/3 of the monthly water meter charge from the P.U.D."

10. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Adjacent property owner

Recorded: April 10, 1990

Auditor's No.: 9004100104

For: Ingress, egress and utilities

Affects: Existing gravel drive

11. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Hideko J. Onweller

Recorded: December 23, 2005

Auditor's No.: 200512230132

Regarding: Aerobic treatment unit service

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.