

When recorded return to:
Franklen Stokes and Jennifer Stokes
10251 Ridge Place
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2327

Jun 26 2020

Amount Paid \$7364.20
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.: 620043000

CHICAGO TITLE
020043000

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kenneth G. Schacht, Jr. and Dannita L. Schacht, 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 Franklen Stokes and Jennifer Stokes, 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.)

Lot(s): 6, Rolling Ridge Est. 1 and Ptn. Lot A, Rolling Ridge Est. 2, and Ptn. SE NW 27-35-4E,
W.M.

Tax Parcel Number(s): P68551 / 3987-000-006-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 17, 2020

Kenneth G. Schacht, Jr.
Kenneth G. Schacht, Jr.

Dannita L. Schacht
Dannita L. Schacht

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kenneth G. Schacht, Jr. and Dannita L. Schacht 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: June 24 2020

Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

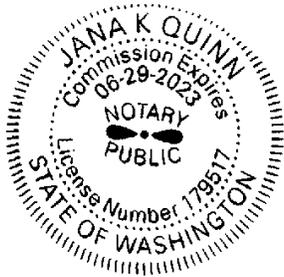


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P68551 / 3987-000-006-0005

PARCEL "A":

Tract 6, "PLAT OF ROLLING RIDGE ESTATES NO. 1", according to the plat thereof, recorded in Volume 9 of Plats, pages 4 and 5, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL "B":

That portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 27, Township 35 North, Range 4 East, W.M., being more particularly described as follows:

Beginning at the Southwest corner of Lot 6 of the "PLAT OF ROLLING RIDGE ESTATES NO. 1", according to the plat thereof, recorded in Volume 9 of Plats, pages 4 and 5, records of Skagit County, Washington;

thence North $89^{\circ}35'52''$ East along the South line of said Lot 6 to a distance of 90.00 feet;
thence South $0^{\circ}24'08''$ East parallel with the East line of said Lot 6, a distance of 50.00 feet;
thence South $89^{\circ}35'52''$ West, a distance of 90.00 feet to a point which bears South $0^{\circ}24'08''$ East from the point of beginning;
thence North $0^{\circ}24'08''$ West, a distance of 50.00 feet to the point of beginning.

Situated in Skagit County, Washington.

PARCEL "C":

Lot A, "PLAT OF ROLLING RIDGE ESTATES NO. 2", according to the plat thereof, recorded in Volume 14 of Plats, pages 97 and 98, records of Skagit County, Washington;

EXCEPT that portion of the tract lying Easterly of the Southerly extension of the West line of Tract 5 of "PLAT OF ROLLING RIDGE ESTATES NO. 1", according to the plat thereof, recorded in Volume 9 of Plats, pages 4 and 5, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 ROLLING RIDGE ESTATES NO. 1:

Recording No: 674317

2. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;

Recorded: March 18, 1986

Recording No.: 711398, records of Skagit County, Washington

Executed By: Clarence C. Cummings, et al

Affects: Parcel A

3. Exceptions and reservations contained in Deed;

From: W.M. Lindsey and Emma D. Lindsey, husband and wife

Recorded: July 6, 1903

Recording No.: 51 of Deeds Page 104, records of Skagit County, Washington

As Follows: Said rights are not vested of record in Skagit County, a municipal corporation under Tax Foreclosure Case No. T. J. 615-1/2

Affects: Parcel A

4. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: November 14, 1963

Recording No.: 643177, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Co.

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: Parcel B

Note: Exact location and extent of easement is undisclosed of record.

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

Granted to: Puget Sound Power & Light Company, a Washington corporation

Purpose: underground electric transmission and/or distribution system.

Recording Date: November 29, 1989

Recording No.: 8911290054

Affects: Ptn. Parcel B

EXHIBIT "B"

Exceptions
(continued)

6. Covenants, conditions and restrictions 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: March 28, 1991
Recording No.: 9103280003

Said instrument is a re-recording of instrument(s);

Recorded: November 14, 1989
Recording No.: 8911140007

Recorded: November 20, 1989
Recording No.: 8911200033

7. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: January 23, 2020
Recording No.: 202001230051

8. Lot Certification, including the terms, covenants and provisions thereof

Recording Date: April 20, 2020
Recording No.: 202004200152

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

10. City, county or local improvement district assessments, if any.