

When recorded return to:

Tyler R. Caldwell and Rachel M. Caldwell
19933 Butler Mill Way
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4542

Oct 30 2020

Amount Paid \$10853.00
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.: 620044856

CHICAGO TITLE
620044856

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nicholas L. Lubanski and Cassandra D. Lubanski, 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 Tyler R. Caldwell and Rachel M. Caldwell, a married couple

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

The East 300 feet of that portion of the North 1/2 of the Southeast 1/4 of Section 5, Township 35
North, Range 4 East, W.M., lying South of the old railroad grade.

TOGETHER WITH an undivided 1/17 interest in that portion of the old railroad grade lying within
said North 1/2 of the Southeast 1/4.

ALSO, an undivided 1/10 interest in the West 735 feet of the East 1,215 feet of that portion of said
North 1/2 of the Southeast 1/4, lying North of the old railroad grade and South of the Samish River.

ALSO TOGETHER WITH a non-exclusive easement for road purposes over and across the 60
foot road right of way, as used and fenced, and located on the ground on April 29, 1966,
connecting with the West line of the County road running Northerly and Southerly through the
Northwest 1/4 of the Southwest 1/4 of Section 4, Township 35 North, Range 4 East, W.M., and the
West line of said subdivision where the same is intersected by the existing road running along the
old grade, as said easement was established and created by instrument dated April 29, 1966, and
recorded December 30, 1966, under Auditor's File No. 692836.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

P35796 / P35831


STATUTORY WARRANTY DEED
(continued)

Tax Parcel Number(s): P35796 / 350405-0-013-0005, P35831 / 350405-4-004-0412

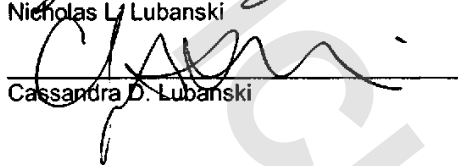
Subject to:

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

Dated: October 22, 2020



Nicholas L. Lubanski

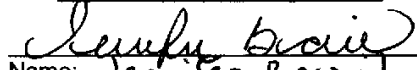


Cassandra D. Lubanski

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Nicholas L. Lubanski and Cassandra D. Lubanski 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: 10-29-2020



Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

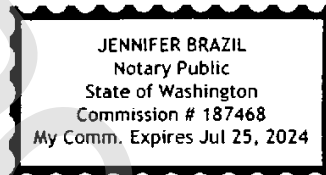


EXHIBIT "A"
Exceptions

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

Granted to: Harry Osborne and Mae Osborne, husband and wife
Purpose: Ingress and egress
Recording Date: July 25, 1966
Recording No.: 685920
2. A non-exclusive easement for ingress, egress and utilities over, under and across the route of a road to be constructed before January 1, 1968, affecting the property herein described and other property as granted by instrument dated February 3, 1967, recorded February 10, 1967, under Recording No. 694643, the location of said road to be approximately as shown on a sketch identified as Exhibit "B" and attached to said instrument.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: State Division of Forestry
Purpose: Road for forest protection purposes
Recording Date: June 25, 1942
Recording No.: Volume 186 of Deeds, page 477
4. Agreement regarding Electric transmission and/or distribution line, including the terms, covenants and provisions thereof

Recording Date: April 15, 1925
Recording No.: Volume 136 of Deeds, page 176
5. Agreement regarding Electric transmission and/or distribution line, including the terms, covenants and provisions thereof

Recording Date: April 15, 1925
Recording No.: Volume 136 of Deeds, page 179
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line and gas lines
Recording Date: October 2, 1998
Recording No.: 9810020113
7. Low Flow Mitigation Summary, including the terms, covenants and provisions thereof

Recording Date: October 11, 2005

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 200510110065

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

Recording Date: July 11, 2014
Recording No.: 201407110098

9. Title Notification, including the terms, covenants and provisions thereof

Recording Date: January 15, 2015
Recording No.: 201501150079

10. Title Notification, including the terms, covenants and provisions thereof

Recording Date: January 15, 2015
Recording No.: 201501150080

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: October 9, 2015
Recording No.: 201510090076

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

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