

When recorded return to:

Dan R. Pidduck and Michelle D. Pidduck
22833 Lake Terrace Lane
Mount Vernon, WA 98274

STATUTORY WARRANTY DEED

GNW 20-8257

THE GRANTOR(S) Ben W. Eby, as his separate estate, 1777 South Burlington Boulevard, Burlington, WA 98233,

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

in hand paid, conveys, and warrants to Dan R. Pidduck and Michelle D. Pidduck, a married couple

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 35, Township 34 North, Range 4 East; Ptn NE SE (aka Tract 2, SP No. 95-79)

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): P29751 and P29753

Dated: 11-24-20

Ben W. Eby
Ben W. Eby

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5089

Nov 30 2020

Amount Paid \$15249.60

Skagit County Treasurer

By Bridget Ibarra Deputy

Statutory Warranty Deed
LPB 10-05

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Ben W. Eby 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: 24th day of November, 2020

Eleanor Romero
Signature

Notary
Title

My appointment expires: 6/23/2021



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 22833 Lake Terrace Lane, Mount Vernon, WA 98274
Tax Parcel Number(s): P29751 and P29753

Property Description:

Tract 2 of Skagit County Short Plat No. 95-79, approved November 19, 1979, and recorded November 19, 1979, under Auditor's File No. 7911190061, in Volume 3 of Short Plats, page 212, records of Skagit County, Washington; being a portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 35, Township 34 North, Range 4 East, W.M..

TOGETHER WITH a non-exclusive for ingress, egress and utilities, over and across the Southerly 7 feet of Tract 1 of said Short Plat No. 95-79, as delineated on the face of said Short Plat.

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, over and across that certain 20 foot easement lying South of said Short Plat No. 95-79, as delineated on the face of said Short Plat No. 95-79, as delineated on the face of said Short Plat No. 95-79,

EXCEPT that portion of said easement lying West of a line parallel to and 50 feet West of the West line of Tract 1 of said Short Plat No. 95-79.

EXHIBIT B

20-8257-KH

1. 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. 95-79 recorded November 19, 1979 as Auditor's File No. 7911190061.

2. 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 August 2, 1956, as Auditor's File No. 539602.

3. WATER WELL AGREEMENT AND EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantor: Ann M. Van Sinderen

Dated: July, 1966

Recorded: August 23, 1966

Auditor's No: 687271

Purpose: Right to take water from well and maintain a pipeline

Area Affected: Well located in Southwesterly portion of the subject property

4. Easement, affecting a portion of subject property for the purpose of Sewer line including terms and provisions thereof granted to Skagit County Sewer District No. 2 recorded January 25, 1979 as Auditor's File No. 895365

5. Easement, affecting a portion of subject property for the purpose of Ingress, egress and utilities including terms and provisions thereof, recorded July 18, 1980 as Auditor's File No. 8007180049

6. Reservations contained in deed from the State of Washington, recorded under Auditor's File No. 9309240074, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

7. Declaration of easements, covenants and road maintenance agreement, including the terms and conditions thereof recorded September 24, 1993 as Auditor's File No. 9309240076

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 February 1, 1994, as Auditor's File No. 9402010066.

9. Title notification that the subject property is adjacent to property designated Natural Resource lands by Skagit county executed by Terry Johnson and Ben W. Eby and Stacey A. Eby dated October 28, 2015, recorded December 18, 2015 as Auditor's File No. 201512180097. Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

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