

When recorded return to:
Robert W. Janicki and Kara E. Janicki
222 Grand Ave
Bellingham, WA 98225

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620045381

CHICAGO TITLE CO.
620045381

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jerry Highet and Shellie Eubanks-Highet, 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 Robert W. Janicki and Kara E. Janicki, a married couple

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): A and Ptn. Gov. Lot 1 26-36-02

Tax Parcel Number(s): P47144 / 360226-0-033-0106, P47163 / 360226-0-049-0108

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5296

Dec 11 2020

Amount Paid \$32305.00
Skagit County Treasurer
By Bridget Ibarra Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: December 9, 2020


Jerry Highet
Shellie Eubanks-HighetState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Jerry Highet and Shellie Eubanks-Highet
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.


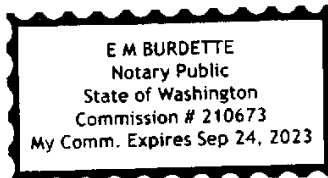
Dated: 12-09-2020
Name: E. M. Burdette
Notary Public in and for the State of Washington
Residing at: Burlington WA
My appointment expires: 9-24-2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P47144 / 360226-0-033-0106 and P47163 / 360226-0-049-0108

PARCEL A:

That portion of Government Lot 1, Section 26, Township 36 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of said Section 26;
Thence North 1°42'41" East along the East line of said Government Lot 1 of Section 26, 857.12 feet;
Thence at right angles to said East line North 88°17'19" West 527.00 feet to an intersection with the East line of that certain tract of land conveyed to Nellie Flynn by instrument dated June 13, 1947 and filed June 23, 1947, under Skagit County Auditor's File No. 405861, records of Skagit County, Washington, said intersection being the true point of beginning;
Thence continue North 88°17'19" West 75.00 feet;
Thence North 1°42'41" East parallel with said East line of Nellie Flynn Tract, 220 feet, more or less, to the line of ordinary high tide;
Thence Easterly along said line of ordinary high tide 75 feet, more or less, to an intersection with said East line of the Nellie Flynn Tract;
Thence Southerly along said East line 230 feet, more or less, to the true point of beginning.

(Said Tract also known as Tract A in that certain Short Plat No. 57-75, approved January 15, 1976, and recorded January 16, 1976, under Auditor's File No. 828754, records of Skagit County, Washington).;

TOGETHER WITH that portion of the tidelands of the second class in front of, adjacent to, and abutting on the above described tract, lying Easterly of the Northerly extension of the West line of said above described tract and lying Westerly of the East line of the East 150 feet of the West 817.67 feet of said Government Lot 1;

EXCEPT any portion thereof lying within a tract conveyed October 15, 1901 by the State of Washington to Jno. Earls by Bush Act Oyster Lands deed recorded November 9, 1942, in Volume 187 of Deeds, page 427.

Situated in Skagit County, State of Washington.

PARCEL B:

A non-exclusive easement for ingress and egress over and across a 10 foot existing road, which road runs in a Westerly direction from the North line of the H.R. Roney Road No. 295 to the base of a hill;
Thence in an Easterly direction to the West line of that certain tract conveyed to Nellie Flynn by instrument dated June 14, 1947 and recorded June 23, 1947, under Skagit County Auditor's File No. 405861, records of Skagit County, Washington, as more fully set forth in that certain "Stipulation and Decree" entered April 14, 1965, in Skagit County Superior Court Cause No. 26747, and also;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities described as follows:

Beginning at the Southwest corner of that certain parcel of land conveyed to Robert Douglas Green by Deed recorded June 21, 1968, under Auditor's File No. 714999, records of Skagit County, Washington;
Thence South 88°17'19" East along the South line of said Green Tract 60 feet to the Southeast corner

EXHIBIT "A"
Legal Description
(continued)

thereof;

Thence continue South 88°17'19" East 75.00 feet to a point on the West line of the above described tract of land which point is North 1°42'41" East 20.00 feet from the Southwest corner thereof;

Thence South 1°42'41" West along said West line and line extended, 40.00 feet;

Thence North 88°17'19" West along a line that is parallel to and 40 feet South of the first two described courses in this easement description, 135.00 feet to an intersection with the West line of said tract of land conveyed to Nellie Flynn by instrument dated June 14, 1947, and filed June 23, 1947, under Skagit County Auditor's File No. 405861, records of Skagit County, Washington;

Thence North 1°42'41" East along said West line, 40.00 feet to the point of beginning.

Situated in Skagit County, State of Washington.

EXHIBIT "B"**Exceptions**

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Auditor's No.: 363097, records of Skagit County, Washington
Affects: Tidelands

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 23, 1953
Auditor's No(s): 489782, records of Skagit County, Washington
In favor of: Samish Island Water Company
For: Water lines, together with rights of ingress and egress
Affects: The Northerly portion of said premises

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 9, 1930
Auditor's No(s): 236933, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

4. 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 SKAGIT COUNTY SHORT PLAT NO. 57-75:

Recording No: 828754

5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: May 31, 1961
Auditor's No(s): 608204, records of Skagit County, Washington
In favor of: Skagit Valley Telephone Company, a corporation
For: Telephone and signal line purposes for a period of 26 years and 9 months from date
Affects: Between the Northerly and Southerly boundaries of said tract on or near the Easterly boundary line thereof

EXHIBIT "B"

**Exceptions
(continued)**

6. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded:
Auditor's No(s).: 703678 and 714999, records of Skagit County, Washington
In favor of: Robert Douglas Green
For: Right of reasonable access and to place necessary utility lines over the
subject property and together with right of joint use during grantee's lifetime of
tidelands set forth in caption
- Note: Exact location and extent of easement is undisclosed of record.
7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 30, 1948
Auditor's No(s).: 416276, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary
appurtenances
Affects: The Easterly portion of said premises
8. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Auditor's No(s).: 829350, records of Skagit County, Washington
In favor of: Tract B of Short Plat No. 57-75
For: Boat moorage purposes
Affects: That portion of said premises comprised of tidelands of the second class
9. Terms, conditions, and restrictions of that instrument entitled Title Notification - Special Flood
Hazard Area;
Recorded: February 24, 2003
Auditor's No(s).: 200302240357, records of Skagit County, Washington
10. Agreement to Form Maintenance Association and the terms and conditions thereof:

Recording Date: May 11, 2018
Recording No.: 201805110080
11. Question of location of lateral boundaries of said second class tidelands or shorelands.
12. Any question that may arise due to shifting and changing in the course, boundaries or high
water line of Samish Bay.
13. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the
line of ordinary high water of Samish Bay.
14. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the
rights of the public or riparian owners to use any portion which is now or was formerly covered

EXHIBIT "B"**Exceptions
(continued)**

by water.

15. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
16. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

17. City, county or local improvement district assessments, if any.
18. Assessments, if any, levied by Samish Water Farms Association.