

**When recorded return to:**  
Deborah M Childers  
16956 Bradley Rd  
Bow, WA 98232

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2

Jan 04 2021

Amount Paid \$2965.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620045450

CHICAGO TITLE CO.  
620045450

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard Cerie, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Deborah M Childers, an unmarried person

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.)

Ptn. NW NE, 8-35-6E, W.M.

Tax Parcel Number(s): P40848 / 350608-1-020-0009

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 28, 2020

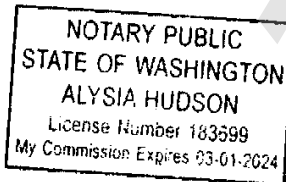
Richard Crerie  
Richard Crerie

State of Washington  
County of Skagit

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

Dated: 12 29 2020

Alysia Hudson  
Name: Alysia Hudson  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 03 01 2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P40848 / 350608-1-020-0009**

---

PARCEL A:

TRACT 3 OF THAT CERTAIN SURVEY RECORDED JANUARY 18, 1977 IN VOLUME 249 OF OFFICIAL RECORDS, PAGE 497, UNDER AUDITOR'S FILE NO. 849436, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 6 EAST, W. M.

PARCEL B:

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER AND ACROSS THOSE CERTAIN STRIPS OF LAND DESIGNATED FOR SUCH PURPOSE ON THE FACE OF SAID SURVEY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: State Division of Forestry  
Purpose: Forest protection road  
  
Recording Date: March 30, 1937  
Recording No.: Volume 171 of Deeds, page 470  
  
Recording Date: May 17, 1939  
Recording No.: Volume 177 of Deeds, page 172
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Company  
Purpose: Anchors and associated guy wires  
Recording Date: July 22, 1971  
Recording No.: 755757
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Adjacent property owners  
Purpose: Ingress, egress and utilities  
Disclosed by various instruments of record.  
Also delineated on Survey under Recording No. 849436
4. Covenants, conditions and restrictions but omitting any covenants or restrictions contained in Contract, 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 22, 1973  
Recording No.: 782308
5. Mitigation Summary, including the terms, covenants and provisions thereof  
  
Recording Date: January 2, 2003  
Recording No.: 200301020026
6. By-Laws, including the terms, covenants and provisions thereof

**EXHIBIT "B"**

Exceptions  
(continued)

Recording Date: February 11, 2004  
Recording No.: 200402110071

7. Access Easement, including the terms, covenants and provisions thereof

Recording Date: May 20, 2010  
Recording No.: 201005200081

8. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,

Recording Date: June 17, 2014  
Recording No.: 201406170056

9. Assessments, if any, levied by Road Maintenance Organization.

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