

When recorded return to:

Lester Polchlopek and Skochii Bennett-Polchlopek
16225 Allen West Road
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-503

Feb 04 2021

Amount Paid \$2549.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620044279

CHICAGO TITLE
620044279

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert Rowe and Margaret W. Rowe, 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 Lester Polchlopek and Skochii Bennett-Polchlopek, 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): 22, Block: 1, Samish Terrace

Tax Parcel Number(s): P68819 / 3992-001-022-0006

Subject to:


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

STATUTORY WARRANTY DEED

(continued)

Dated: January 28, 2021



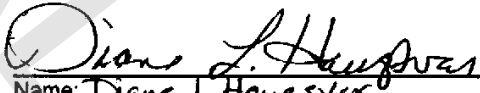
Robert Rowe

Margaret W. RoweState of Washington
County of King

I certify that I know or have satisfactory evidence that

Robert Rowe and Margaret W. Rowe

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: 02-02-2021

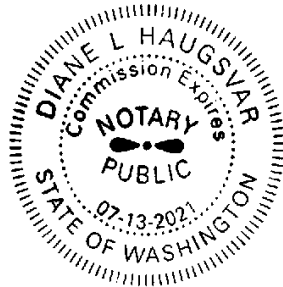
Name: Diane L. Haugsvær
Notary Public in and for the State of WA
Residing at: Seattle, WA
My appointment expires: 07-13-2021

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P68819 / 3992-001-022-0006

Lot 22, Block 1, "SAMISH TERRACE", as per plat recorded in Volume 7 of Plats, page 20, records of Skagit County, Washington.

ALSO, an undivided 1/80th interest in the following described real estate:

Beginning at the Southeast corner of Government Lot 1, Section 26, Township 36 North, Range 2 East, W.M.;
thence North 1°38'45" East along the section line, a distance of 1,164.02 feet to the meander corner between Sections 25 and 26;
thence South 82°30' West, a distance of 483.15 feet to the true point of beginning;
thence continue South 82°30' West, a distance of 50.64 feet;
thence South 1°38'45" West, a distance of 477.07 feet to the North edge of the H. R. Roney Road;
thence Southeasterly along the North line of the said H. R. Roney Road, a distance of 51.0 feet;
thence North 1°38'45" East, a distance of 495.3 feet to the true point of beginning.

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: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: September 9, 1930
Recording No.: 236933
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Samish Island Water Company
Purpose: water main and water line
Recording Date: June 23, 1953
Recording No.: 489782
3. 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: October 13, 1954
Recording No.: 507805
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Samish Terrace:

Recording No: 505815
5. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,

Recording Date: April 6, 2012
Recording No.: 201204060124
6. Lot Certification, including the terms, covenants and provisions thereof

Recording Date: May 11, 2015

EXHIBIT "B"

**Exceptions
(continued)**

Recording No.: 201505110097

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

Granted to: Paul Rosasco and Winifred G. McNamara, husband and wife
Purpose: Continue the growth and cultivation and maintenance of existing evergreen shrubs/trees and to continue the utilization, maintenance and repair of a shed currently placed on the property
Recording Date: June 11, 2015
Recording No.: 201506110030

8. REASONABLE USE EXCEPTION DETERMINATION AND THE TERMS AND CONDITIONS THEREOF:

Recording Date: July 15, 2015
Recording No.: 201507150124

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. Assessments, if any, levied by Samish Island Water District.
11. City, county or local improvement district assessments, if any.
12. Notice of On-site Sewage System Maintenance Agreement Requirement and the terms and conditions thereof:

Recording Date: December 7, 2020
Recording No.: 202012070047