

When recorded return to:

Daniel Keller and Jennifer Keller
24796 Stonewood Drive
Mount Vernon, WA 98274

GNW 20-9206

STATUTORY WARRANTY DEED

THE GRANTOR(S) Adam Grobschmit and Leilani Grobschmit, husband and wife, 30779 419th Avenue, Tyndall, SD 57066,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Daniel Keller and Jennifer Keller, 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 6, Township 33 North, Range 5 East - NE SE (aka Lot 27 Survey 809880)

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): P17962

Dated: 03-03-2021

al Grobs
Adam Grobschmit

Leilani Grobschmit
Leilani Grobschmit

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-942
Mar 05 2021
Amount Paid \$8984.00
Skagit County Treasurer
By Heather Beauvais Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

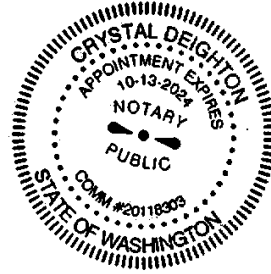
I certify that I know or have satisfactory evidence that Adam Grobschmit and Leilani Grobschmit is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 03 day of March, 2021.

Crystal Deighton
Signature

Essex Assistant
Title

My appointment expires: 10-13-2024



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 24796 Stonewood Drive, Mount Vernon, WA 98274
Tax Parcel Number(s): P17962

Property Description:

The West 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 6, Township 33 North, Range 5 East, W.M., shown as Lot 27 of Survey, recorded November 12, 1974 in Book 1 of Surveys, at page 113 under Auditor's File No. 809880, records of Skagit County, Washington;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across that certain "Road and Utility Easement", as delineated on the face of Survey recorded under Auditor's File No. 809880.

EXHIBIT B

20-9206-KH

1. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company

Dated: July 10, 1924

Recorded: September 26, 1924

Auditor's No.: 177535, Vol. 133 of Deeds, page 598

Purpose: Ingress and egress over Grantors and adjoining property

Affects: A 100 foot strip of land in the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 6

2. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company

Dated: August 20, 1924

Recorded: April 15, 1925

Auditor's No.: 182779

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

Affects: A portion of said premises

3. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Northwest Pipeline Corporation, a Delaware corporation

Dated: January 23, 1956

Recorded: September 14, 1956

Auditor's No.: 541516

Purpose: Constructing, maintaining, operating or altering, etc., a pipeline of pipelines for the transportation of oil, gas, and products thereof

Area Affected: A strip of land in the North 1/2 of the Northeast 1/4 of the Southeast 1/4 and that portion of the South 1/2 of Government Lot 6 East of road, the exact location of which is not disclosed on the record.

Radification of said right-of-way and/or easement made by instrument recorded under Auditor's File Nos. 560459 and 560460.

4. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Northwest Pipeline Corporation, a Delaware corporation

Dated: January 23, 1956

Recorded: September 14, 1956

Auditor's No.: 541517

Purpose: Constructing, maintaining, operating, or altering, etc., a pipeline or pipelines for the transportation of oil, gas, and products thereof

Area Affected: A strip of land in the South 1/2 of the Northeast 1/4 of the Southeast 1/4, the exact location of which is not disclosed on the record

5. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Dorothy Kell, Leah Zuanick, Louie B. Nelson

Dated: March 11, 1963

Recorded: March 21, 1963

Statutory Warranty Deed
LPB 10-05

Order No.: 20-9206-KH

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Auditor's No. 633521, Vol. 329 of Deeds, page 271

Purpose: Right to take water from spring and responsibility for costs relating thereto

6. 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 Survey recorded November 12, 1974 as Auditor's File No. 809880.

7. PROVISION CONTAINED IN VARIOUS INSTRUMENTS OF RECORD AFFECTING ADJOINING TRACTS WHICH MAY BE NOTICE OF A GENERAL PLAN, AS FOLLOWS:

No tent, (except for camping or temporary use,) shack, shed, temporary building, or any unsightly structure, shall be erected on the tract herein purchased, and if any temporary structure is erected, it shall be and appear as a completed structure from the outside and within six months from date of commencement of building, and shall not detract from the general appearance of the entire area.

8. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: June 24, 2008

Auditor's No.: 200806240028

Regarding: Water Connection Notice

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

9. 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 Survey recorded May 8, 2018 as Auditor's File No. 201805080042.

10. Any tax, fee, assessments or charges as may be levied by Stonewood Heights Water System.