



202103230110

03/23/2021 02:29 PM Pages: 1 of 7 Fees: \$109.50
Skagit County Auditor

When recorded return to:

Guardian Northwest Title & Escrow Company
1301 Riverside Drive, Suite B
Mount Vernon, WA 98273
(360) 424-0111

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Fulfillment
MAR 23 2021 *Excise 20194275*
Date paid 9.30.19
Amount Paid \$1882.90
By *HB* Skagit Co. Treasurer Deputy **STATUTORY WARRANTY DEED**
(Fulfillment)

THE GRANTOR(S)

Barbara L. Ralston and David M. Ralston, wife and husband, and Donna M. Bell and Dennis Lee Bell, wife and husband
92 Honeycomb Lane, Bellingham, WA 98229

for and in consideration of **Ten Dollars (\$10.00)** and other good and valuable consideration in hand paid, conveys, and warrants to

Franklin C. Roberts and Emily M. Roberts, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Abbreviated legal description: PTN E1/2 SE1/4 SEC 8-TWN 35N-RNG 11E, W.M.

Tax Parcel Number(s): P45969 & 351108-0-013-0110 *AF # 201909300280*

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated September 30, 2019 and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

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

Real Estate Excise Tax was paid on this sale or stamped exempt on 9/30/2019,
receipt number 2019-4275.

Dated: 2/2/21

Barbara L. Ralston

Donna M Bell
Donna M. Bell

David M. Ralston

Dennis Lee Bell
Dennis Lee BellSTATE OF WASHINGTON
COUNTY OF _____

I certify that I know or have satisfactory evidence that BARBARA L. RALSTON and DAVID M. RALSTON are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 2 day of ~~September, 2019~~
Feb. 2021

Signature _____

Title _____

My appointment expires: _____, 20____

STATE OF WASHINGTON
COUNTY OF Hinds

I certify that I know or have satisfactory evidence that DONNA M. BELL and DENNIS LEE BELL are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 2 day of ~~September, 2019~~
Feb. 2021Michelle R. Land
SignatureManager
TitleMy appointment expires: 5-23, 2022

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 61791 Cascade River Road, Marblemount, WA 98267
Tax Parcel Number(s): P45969 & 351108-0-013-0110

Property Description:

THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, LYING SOUTH OF A LINE THAT IS 300 FEET NORTH OF THE CENTERLINE OF THE CASCADE HIGHWAY AND LYING WEST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SUBDIVISION WITH THE NORTH LINE OF THE CASCADE HIGHWAY; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID HIGHWAY A DISTANCE OF 700 FEET TO THE POINT OF BEGINNING OF THE LINE BEING DESCRIBED; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION TO A POINT WHICH IS 300 FEET NORTH OF THE CENTERLINE OF SAID HIGHWAY BEING THE TERMINAL POINT OF THE LINE BEING DESCRIBED.

EXCEPT THAT PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY OF CASCADE HIGHWAY.

AND EXCEPT THE WEST 120 FEET THEREOF.

SITUATE IN SKAGIT COUNTY, STATE OF WASHINGTON.

When recorded return to:

Guardian Northwest Title & Escrow Company
1301 Riverside Drive, Suite B
Mount Vernon, WA 98273
(360) 424-0111

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Fulfillment
MAR 23 2021

Amount Paid \$
Skagit Co. Treasurer
By HB Deputy

EXCISE # 20194215
Date Paid 9.30.19
Amount Paid \$1882.90

STATUTORY WARRANTY DEED
(Fulfillment)

THE GRANTOR(S)

Barbara L. Ralston and David M. Ralston, wife and husband, and Donna M. Bell and Dennis Lee Bell, wife and husband

92 Honeycomb Lane, Bellingham, WA 98229

for and in consideration of **Ten Dollars (\$10.00)** and other good and valuable consideration in hand paid, conveys, and warrants to

Franklin C. Roberts and Emily M. Roberts, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Abbreviated legal description: PTN E1/2 SE1/4 SEC 8-TWN 35N-RNG 11E, W.M.

Tax Parcel Number(s): P45969 & 351108-0-013-0110 **AF # 201 909 300 280**

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated September 30, 2019 and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

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

Real Estate Excise Tax was paid on this sale or stamped exempt on 09-30-2019,
receipt number 2019-4275.

Statutory Warranty Deed (Fulfillment)
LPB 11-05

Order No.: 19-3263-MM

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Dated: 2-2-2021Barbara L. Ralston
Barbara L. RalstonDavid M. Ralston
David M. RalstonDonna M. Bell
Donna M. BellDennis Lee Bell
Dennis Lee BellSTATE OF WASHINGTON
COUNTY OF Whatcom

I certify that I know or have satisfactory evidence that BARBARA L. RALSTON and DAVID M. RALSTON are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 2nd day of February, 2021
~~September, 2019~~[Signature]
SignatureNotary
TitleMy appointment expires: July 11th, 2023STATE OF WASHINGTON
COUNTY OF Jeff

I certify that I know or have satisfactory evidence that DONNA M. BELL and DENNIS LEE BELL are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: _____ day of September, 2019

Signature_____
Title

My appointment expires: _____, 20____

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 61791 Cascade River Road, Marblemount, WA 98267
Tax Parcel Number(s): P45969 & 351108-0-013-0110

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BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SUBDIVISION WITH THE NORTH LINE OF THE CASCADE HIGHWAY; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID HIGHWAY A DISTANCE OF 700 FEET TO THE POINT OF BEGINNING OF THE LINE BEING DESCRIBED; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION TO A POINT WHICH IS 300 FEET NORTH OF THE CENTERLINE OF SAID HIGHWAY BEING THE TERMINAL POINT OF THE LINE BEING DESCRIBED.

EXCEPT THAT PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY OF CASCADE HIGHWAY.

AND EXCEPT THE WEST 120 FEET THEREOF.

SITUATE IN SKAGIT COUNTY, STATE OF WASHINGTON.

EXHIBIT B

19-3263-MM

1. Reservations, provisions and/or exceptions contained in instrument recorded September 26, 1950 as Auditor's File No. 451403.

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

Recorded: May 9, 2001

Auditor's File No.: 200105090043

Regarding: Natural Resource Lands

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.

12. Unrecorded leaseholds, if any, and rights of parties in possession, if any.