

When recorded return to:
Joshua Top and Rebecca Top
11194 Bayview Edison Rd
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1517

Apr 09 2021

Amount Paid \$6085.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620047143

Escrow No.: 245440211

STATUTORY WARRANTY DEED

THE GRANTOR(S) Amie Wise, Personal Representative for the Estate of Rodney L. Wise
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys, and warrants to Joshua Top and Rebecca Top, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 2, Short Plat No. 85-80 and Ptn. SE SE, 12-35-4E, W.M.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P36242 350412-0-011-0107, P36232 350412-0-007-0103

STATUTORY WARRANTY DEED
(continued)

Dated: April 5, 2021

Amie Wise, Personal Representative for the Estate of Rodney L. Wise

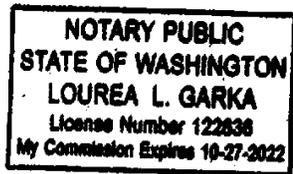
BY: Amie Wise PR
Amie Wise
Personal Representative

State of WASHINGTON
County of Snohomish

I certify that I know or have satisfactory evidence that

Amie Wise
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: April 7, 2021



Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Archie, WA
My appointment expires: 10/27/2022

Restrictions and Reservations contained in Deed, including the terms, covenants and provisions thereof

Recording Date: October 26, 1977
Recording No.: 867502

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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 Short Plat No. 85-80:

Recording No: 8009220044

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, 1980
Recording No.: 8010130051

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: August 12, 2013
Recording No.: 201308120131

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P36242/ 350412-0-011-0107

Parcel "A":

Tract 2 of Short Plat No. 85-80, approved September 22, 1980 and recorded September 22, 1980 as Auditor's File No. 8009220044, in Book 4 of Short Plats, page 177, records of Skagit County, Washington; being a portion of the Southeast 1/4 of the Southeast 1/4 of Section 12, Township 35 North, Range 4 East "Willamette Meridian".

Parcel "B":

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 12, Township 35 North, Range 4 East "Willamette Meridian", described as follows:

Commencing at the Southeast corner of said Section 12; thence South 88° 44' West along the South line of said Section 12, 320.32 feet; thence North 1° 16' West, 20 feet to a point on the Northerly right of way line of the County road known as the Bassett Road, said point being the true point of beginning; thence East along the North line of Bassett Road to the West line of State Highway 9; thence Northerly along said West line, 123.5 feet, more or less, to the South line of that certain private driveway known as Loch-Haven Drive as presently located; thence Westerly along said South line to a point which bears North 11° 58' 45" west, a distance of 204.76 feet from the true point of beginning; thence South 11° 58' 45" East, 204.76 feet to the true point of beginning.

All situated in Skagit County, Washington.