

**POOR ORIGINAL**

**When recorded return to:**  
Maureen E. Jones  
19806 30th Dr SE  
Bothell, WA 98012

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-3976  
Aug 27 2021  
Amount Paid \$23046.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

4100 194th St. SW, #230  
Lynnwood, WA 98036

CHICAGO TITLE CO.  
500124092

Escrow No.: 500124092

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Melinda Gay Van Den Top, 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 Maureen E. Jones, an unmarried person and Tara Jane  
Seymour, 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. SW, 29-34-5E, W.M.

Tax Parcel Number(s): P30435 / 340529-3-002-0004, P30436 / 340529-3-003-0102, P30437 /  
340529-3-004-0002

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: August 18, 2021

Melinda Gay Van Den Top  
Melinda Gay Van Den Top

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Melinda Gay Van Den Top  
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: August 24, 2021



Jennifer Brazil  
Name: Jennifer Brazil  
Notary Public in and for the State of Washington  
Residing at: Skagit County  
My appointment expires: 7-25-2024

**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): **P30435 / 340529-3-002-0004, P30436 / 340529-3-003-0102 and P30437 / 340529-3-004-0002**

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**PARCEL A:**

The North Half of the North Half of the West Half of the Southwest Quarter of Section 29, Township 34 North, Range 5 East of the Willamette Meridian.

Situate in Skagit County, Washington

**PARCEL B:**

The South Half of the North Half of the West Half of the Southwest Quarter and the West Half of the Southwest Quarter of the Northeast of the Southwest Quarter of Section 29, Township 34 North, Range 5 East of the Willamette Meridian.

Situate in Skagit County, Washington

**PARCEL C:**

The Southwest Quarter of the Southwest Quarter of Section, 29, Township 34 North, Range 5 East of the Willamette Meridian.

Situate in Skagit County, Washington

**PARCEL D:**

The above described Parcels "A" and "B" are together with that certain 20 foot wide easement over and across the Southeast Quarter of the Northeast Quarter of Section 30, Township 34 North, Range 5 East of the Willamette Meridian, as conveyed by instrument recorded June 13, 1946, under Auditor's File Number 392877, records of Skagit County, Also Together with that certain 20 foot wide road easement over and across the Northeast Quarter of the Southeast Quarter of Section 30, Township 34 North, Range 5 East of the Willamette Meridian, as conveyed by instrument recorded April 15, 1981, under Auditor's File No. 8104150034, records of Skagit County, Washington.

Situate in Skagit County, Washington.

**PARCEL E:**

The above described Parcel "C" is together with a 30 foot wide easement for Ingress, Egress and Utilities the centerline of which easement shall be as follows:

Beginning at the northwest corner of the North Half of the North Half of the Southwest Quarter of Section 29, Township 34 North, Range 5 East of the Willamette Meridian,;

**EXHIBIT "A"**  
Legal Description  
(continued)

Thence east along the north property line of such parcel, a distance of 15 feet to the true point of beginning; thence south parallel to and 15 feet east of the west line of such parcel, and south parallel to and 15 feet east of the west line of the South Half of the North half of the West Half of the Southwest Quarter and the West half of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 29, Township 34 North, Range 5 East of the Willamette Meridian, provided, however, that in the event construction at such location shall be impractical, the easement identified above may be located upon the property herein conveyed to such location, nearest to the centerline described above as may be practical.

Situate in Skagit County, Washington

**EXHIBIT "B"**

## Exceptions

1. Exceptions and reservations as contained in instrument;  
Recorded: October 27, 1941  
Recording No.: 345778, records of Skagit County, Washington
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recording No.: 392877, records of Skagit County, Washington
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: December 10, 1956  
Recording No.: 545051, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: November 9, 1961  
Recording No.: 614308, records of Skagit County, Washington  
For: Roadway
5. Easement, including the terms and conditions thereof, declared by instrument;  
Recorded: April 15, 1981  
Recording No.: 8104150034, records of Skagit County  
For: 20 foot roadway
6. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: June 5, 1991  
Recording No.: 9106050076, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
7. Easement, including the terms and conditions thereof, reserved by instrument(s);  
Recorded: December 23, 1993  
Recording No.: 9312230092, records of Skagit County, Washington  
In favor of: Paul Isaccson  
For: 20 foot wide road

Said document was re-recorded under Recording No. 9401260091.

8. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction,

**EXHIBIT "B"**

Exceptions  
(continued)

but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: December 23, 1993  
Recording No.: 9312230094, records of Skagit County, Washington

9. Protected Critical Area Site Plan

Recording Date: August 12, 2009  
Recording No.: 200908120068

10. Title Notification

Recording Date: January 23, 2007  
Recording No.: 200701230117  
RE: Development activities on or adjacent to designated Natural Resource Lands

11. Lot of Record Certification

Recording Date: February 6, 2006  
Recording No.: 200612060099  
Affects\* Parcels A and B

12. Lot of Record Certification

Recording Date: January 26, 2007  
Recording No.: 200701260141  
Affects: Parcel C

13. Special Use Request

Recording Date: July 22, 2011  
Recording No.: 201107220039