

**When recorded return to:**  
Hilario Jimenez  
15689 Larson Lane  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-4421  
Sep 24 2021  
Amount Paid \$3921.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
020048581

Escrow No.: 620048581

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Anthony G Hamerski, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Hilario Jimenez, a married man as his separate estate

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 SEQ 7-35-6 and NEQ 18-35-6

Tax Parcel Number(s): P41616/350618-1-003-0107, P117903/350607-4-005-0100,  
P40793/350607-4-005-0100

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 17, 2021

Anthony G Hamerski

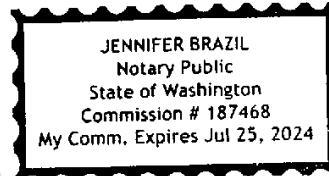
by Anthony Hamerski, by Rose M Hamerski as attorney in fact.  
Anthony G Hamerski, by Rose Maire Hamerski as attorney in fact

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Rose Marie Hamerski is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Anthony G Hamerski and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-24-2021

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): P41616/350618-1-003-0107, P117903/350607-4-005-0100 and  
P40793/350607-4-005-0100**

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Parcel "A":

That part of the Southwest 1/4 of the Southeast 1/4 of Section 7, Township 35 North, Range 6 East, Willamette Meridian, described as follows:

Beginning at the Southwest corner of said Southwest 1/4 of the Southeast 1/4; thence North along the West line of the Southwest 1/4 of the Southeast 1/4, 600 feet; thence Southeasterly in a straight line to a point 300 feet North of the Southeast corner of said Southwest 1/4 of the Southeast 1/4; thence South, 300 feet; thence West to the place of beginning, ALSO, the East 1/2 of the Southwest 1/4 of Section 7, Township 35 North, Range 6 East, Willamette Meridian; EXCEPT from the above described lands all road rights-of-way and right-of-way of the Puget Sound and Baker River Railway.

Situate in Skagit County, Washington

Parcel "B":

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 18, Township 35 North, Range 6 East, Willamette Meridian, tying Northerly of State Highway 17-A (now Highway No. 20), as condemned by Decree entered April 28, 1960, in the Superior Court for Skagit County, as Cause No. 25060, EXCEPT that portion, if any, lying within the boundaries of the Puget Sound and Baker River Railroad Company right-of-way; AND EXCEPT that portion thereof lying Easterly of a line drawn due South from a point on the South line of Puget Sound and Baker River Railroad Company's right-of-way that is 412.5 feet West of the East line of said subdivision (as measured along the South line of said right-of-way).

Situate in Skagit County, Washington

Parcel "C"

That portion of the Southwest 1/4 of the Southeast 1/4 of Section 7, Township 35 North, Range 6 East, Willamette Meridian described as follows:

Begin at a point of the West line of said subdivision that lies 770 feet North of the Southwest corner thereof; thence South along said West line 170 feet more or less, to a point that lies 600 feet North of said Southwest corner; thence Southeasterly in a straight line 1,344.4 feet, more or less, to a point on the East line of said subdivision that lies 300 feet North of the Southeast corner thereof; thence North along said East line, a distance of 170 feet, more or less, to a point that lies 470 feet North of said Southeast corner; thence Northwesterly in a straight line to the point of beginning.

Situate in Skagit County, Washington

**EXHIBIT "B"**  
Exceptions

1. Reservations contained in Deed from Highland Timber Company including the terms, covenants and provisions thereof  
Recording Date: August 7, 1911  
Recording No.: 85973
2. 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 lines  
Recording Date: June 15, 1925  
Recording No.: 184888
3. 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 distribution line  
Recording Date: February 10, 1926  
Recording No.: 191430
4. Agreement for Waiver of Damages including the terms, covenants and provisions thereof  
Recording Date: August 22, 1978  
Recording No.: 885986
5. Agreement for Waiver and Covenant not to sue including the terms, covenants and provisions thereof  
Recording Date: June 6, 1984  
Recording No.: 8406060025
6. Regulatory Notice/Agreement that may include Covenants, Conditions and Restrictions including the terms, covenants and provisions thereof  
Recording Date: July 16, 1999  
Recording No.: 9907160039
7. Title Notification including the terms, covenants and provisions thereof  
Recording Date: July 25, 2000  
Recording No.: 200007250079
8. Regulatory Notice/Agreement that may include Covenants, Conditions and Restrictions

**EXHIBIT "B"**  
Exceptions  
(continued)

including the terms, covenants and provisions thereof

Recording Date: September 11, 2000  
Recording No.: 200009110020

9. 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: Underground electric transmission and/or distribution system  
Recording Date: November 19, 1991  
Recording No.: 9111190062

10. 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: underground electric transmission and/or distribution system  
Recording Date: October 5, 1992  
Recording No.: 9210050142

11. Quit Claim Deed for Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date: March 22, 2001  
Recording No.: 200103220009

12. Lot Certification including the terms, covenants and provisions thereof

Recording Date: December 15, 2009  
Recording No.: 200912150086

13. Lot Certification including the terms, covenants and provisions thereof

Recording Date: December 15, 2009  
Recording No.: 200912150088

14. Forestry Riparian Easement including the terms, covenants and provisions thereof

Recording Date: November 19, 2007  
Recording No.: 200711190142

15. City, county or local improvement district assessments, if any.