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07/24/2023 03:09 PM Pages: 1 of 5 Fees: \$207.50  
Skagit County Auditor, WA

When recorded return to:  
Stephen and Rochelle Ferris  
318 North 30th Street  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20237386  
Jul 24 2023  
Amount Paid \$6805.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Escrow Number: 2023-46408-GH

Filed for Record at the request of: Aegis Land Title Group

GNW 23-17728

### STATUTORY WARRANTY DEED

THE GRANTOR(S), Albert L. Sperry, an unmarried person, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys, and warrants to Stephen Ferris and Rochelle Ferris, a married couple, 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.

Subject to: 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, and including the attached Exhibit "B"

Abbreviated Legal: Section 20, Township 36 North, Range 4 East - N  
1/2 NW (aka Tract 1 SP 72-79)  
Tax Parcel Number(s): P49584/360420-2-002-1317

Dated: July 21, 2023 \_\_\_\_\_

Nicole Fink , as Guardian/Conservator for Albert L. Sperry

Nicole Fink, as Guardian/Conservator for Albert L. Sperry

STATE OF WASHINGTON  
COUNTY OF PIERCE

Signed and sworn to (or affirmed) before me on this 21st day of July  
2023 by Nicole Fink.

Lane Wilmoth



Signature

Notary Public

Title

My appointment expires: April 13th 2026

☒ This notarial act involved the use of communication technology (check box if applicable).



Online Notary Public: This notarial act involved the use of  
online audio/video communication technology

**EXHIBIT A**  
**LEGAL DESCRIPTION**

**Property Description:**

Tract 1 of Skagit County Short Plat No. 72-79, approved July 30, 1979, and recorded July 31, 1979, as Auditor's File No. 7907310041, in Book 3 of Short Plats, page 152, records of Skagit County, Washington; being a portion of the North 1/2 of the Northwest 1/4 of Section 20, Township 36 North, Range 4 East W.M.

**EXHIBIT B****1. Easement, including the terms and conditions thereof, granted by**

Instrument Recorded: August 4, 1909

Auditor's No.: 74855, records of Skagit  
County, WA In favor of: Sidney Smith

For: Water pipeline

NOTE: Exact location and extent of easement is undisclosed o record

**2. BLASTING PROHIBITIONS WITHIN 300 FEET OF AN EASEMENT OVER  
ADJOINING PROPERTY:**

Dated: October 16, 1924 and December 8, 1924

Recorded: June 15, 1925 and April 15, 1925

Auditor's No(s): 184879 and 182760

In Favor Of: Puget Sound Power and Light Company

**3. Exceptions and reservations as  
contained in Deed: From: Bloedel**

Donovan Timber Company Recorded:  
July 13, 1939

Auditor's No.: 315023, records of Skagit County, WA

As follows: Less and except and expressly reserving one-half of the royalties of all oil or gas,  
casing head gas, or other hydro carbon substances, or the proceeds thereof, which shall be  
produced from the said lands under said Oil and Gas Lease.

**4. 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 Short Plat No.: 72-  
79 recorded July 31, 1979 as Auditor's File No. 7907310041.****5. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:**

Between: Whatcom County Water District No. 12

And: Leif L. Burkland and Viola Burkland, husband and wife

Dated: September 18, 1979

Recorded: September 18, 1979

Auditor's No: 7909180014 Regarding: Sewer Service

Said agreement was amended by document recorded December 19, 1980, under Auditor's File  
No. 8012190038.

**6. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

7. Grantee: Gary L. Burkland and Shirley Burkland, husband and wife

Dated: August 29, 1980

Recorded: September 4, 1980

Auditor's No: 8009040003, 8009040004 and 8009040005

Purpose: For installation, maintenance and repair of utilities

8. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Whatcom County Water District No. 12

Dated: December 5, 1980

Recorded: December 5, 1980

Auditor's No: 8012050023 and 8012050024

Purpose: Sanitary sewer

9. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power and Light Company

Recorded: March 23, 1982

Auditor's No: 8203230019

Purpose: Construct, operate and maintain an underground electric system

Area Affected: Westerly 10 feet of subject property and other property

10. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power and Light Company

Recorded: August 31, 1982

Auditor's No: 8208310026

Purpose: Right to enter said premises to operate, maintain and repair electric transmission and/or distribution system, together with right to remove brush, trees and landscaping which danger lines

11. Any tax, fee, assessments or charges as may be levied by Whatcom County Water District No. 12.