

When recorded return to:  
Meri K. Teich  
7715 Castle Court  
Arlington, WA 98223



201601190158

Skagit County Auditor \$75.00  
1/19/2016 Page 1 of 3 3:25PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Escrow No.: 245378109

**CHICAGO TITLE**  
**020025181**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Robyn Rushing, as her separate estate  
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 Meri K. Teich, an unmarried woman

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

Lot 2, Skagit County Short Plat No. 25-84, approved June 18, 1984, and recorded June 18, 1984,  
in Volume 6 of Short Plats, page 157, under Auditor's File No. 8406180069, records of Skagit  
County, Washington; being a portion of the Southwest Quarter of the Southeast Quarter and the  
Southeast Quarter of the Southwest Quarter of Section 7, Township 36 North, Range 4 East of the  
Willamette Meridian. Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P49035, 360407-0-019-0402,

Subject to:

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016156  
JAN 19 2016

Amount Paid \$ 3671.<sup>80</sup>  
Skagit Co. Treasurer  
By *[Signature]* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: January 5, 2016

Robyn Rushing  
Robyn Rushing

State of WASHINGTON  
County of WASHINGTON

I certify that I know or have satisfactory evidence that Robyn Rushing is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Jan 11, 2016  
Karyn M. Brandt  
Name: KARYN M. BRANDT  
Notary Public in and for the State of WA  
Residing at: BELLINGHAM  
My appointment expires: NOV. 5, 2017

KARYN M. BRANDT  
STATE OF WASHINGTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
11-05-17

## EXHIBIT "A"

Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: January 16, 1961  
Auditor's No(s): 603126, records of Skagit County, Washington  
In favor of: D. Percy Sullivan and Maude Sullivan, husband and wife  
Affects: An undeterminable portion of said premises and other lands

Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: August 4, 1909  
Auditor's No(s): 74846, records of Skagit County, Washington  
In favor of: Sidney Smyth  
Affects: The South half of section 7 as located

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 13, 1945  
Auditor's No(s): 381792, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Portion of Southwest Quarter of the Southeast Quarter as located

A right of way for road purposes as disclosed by an instrument;  
Recorded: November 17, 1927  
Auditor's File No.: 208681, records of Skagit County, Washington  
Affects: A 40 foot strip across the Southwest Quarter of the Southeast Quarter of Section 7, Township 36 North, Range 4 East of the Willamette Meridian.

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 SKAGIT COUNTY SHORT PLAT NO. 25-84:

Recording No: 8406180069

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 21, 1987  
Auditor's No(s): 8710210008, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Portion of Lot 2 in Short Plat No. 25-84 and additional property

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.

Samish Water District Cost Recovery Contract No. 01-01 including the terms, covenants and provisions thereof (which include monetaries)

Recording Date: January 10, 2002 and February 24, 2004  
Recording No.: 200201100113 and 200402240074

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