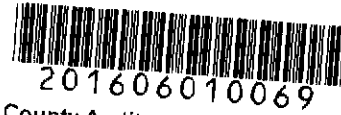


When recorded return to:  
Timothy Woodmansee and Alexandria  
Woodmansee  
P.O. Box 248  
Mount Vernon, WA 98273



Skagit County Auditor  
6/1/2016 Page 1 of 5 \$77.00  
1:36PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620027366

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20162208  
JUN 01 2016

Amount Paid \$ 2105.<sup>40</sup>  
Skagit Co. Treasurer  
By *Mdm* Deputy

CHICAGO TITLE  
620027366

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Brian S. Isakson and Kristin M. Isakson, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys, and warrants to Timothy Woodmansee and Alexandria Woodmansee, a  
married couple

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.)

SKAGIT COUNTY SHORT PLAT NO. PL08-0099 Tax/Map ID(s):

Tax Parcel Number(s): P30344 / 340519-3-002-0006, P127712 / 340519-3-002-0200,

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

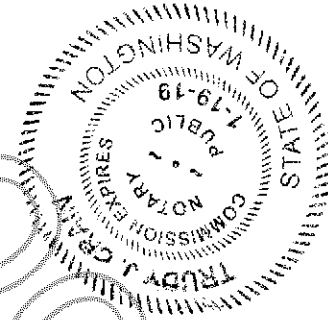
Dated: May 27, 2016

*Brian S. Isakson*  
Brian S. Isakson  
*Kristin M. Isakson*  
Kristin M. Isakson

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Brian S. Isakson and Kristin M. Isakson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6-1-16  
*Tracy J. ...*  
Name: Tracy J. ...  
Notary Public in and for the State of WASH  
Residing at: ...  
My appointment expires: 1-19-19



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P30344 / 340519-3-002-0006 and P127712 / 340519-3-002-0200**

PARCEL A:

Lot 1, SKAGIT COUNTY SHORT PLAT NO. PL08-0099, approved and recorded May 12, 2009 under Auditor's File No. 200905120107, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress, egress and utilities 40 feet in width, over, under and across a portion of the North 40 feet of Tract 3, as delineated on GUNDERSON MEADOWS TWENTY ACRE TRACTS, as recorded in Volume 4 of Surveys, pages 80 and 81, under Auditor's File No. 8302090038, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. 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 GUNDERSON MEADOWS:

Recording No: 8302090038

2. Joint Road Maintenance Agreement and the terms and conditions thereof

Recording Date: July 9, 2004  
Recording No.: 200407090081

3. Lot of Record Certification and the terms and conditions thereof

Recording Date: April 14, 2008  
Recording No.: 200804140237

4. 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. PL08-0099:

Recording No: 200905120107

5. Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: May 12, 2009  
Recording No.: 200905120108

6. Protected Critical Area Easement Agreement and the terms and conditions thereof

Recording Date: May 12, 2009  
Recording No.: 200905120109

7. The Land has been classified as Open Space Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

**EXHIBIT "B"**

**Exceptions  
(continued)**

Recording Date: December 29, 2008  
Recording No: 200812290099

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

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