

When recorded return to:
Joseph N. Best and Sally M. Best
17313 Cimarron Lane
Bellingham, WA 98229



201703170085

Skagit County Auditor \$78.00
3/17/2017 Page 1 of 6 1:35PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard Suite 105
Bellingham, WA 98226

Escrow No.: 245389120

CHICAGO TITLE
020029894

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas M. Clark and Kristi L. Clark, husband and wife
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 Joseph N. Best and Sally M. Best, 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.)

Lot(s): PTN TRACT C Unit(S): SURVEY AF#798659 AND PTN LOT 4 SHORT PLAT NO.
97-0045

AND PTN SE SW, 01-36-03

Tax Parcel Number(s): P47536, 360301-2-006-0202,

Subject to:

See attached Exhibit B and by this reference made a part hereof.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017051

MAR 17 2017

Amount Paid \$21,676.50
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 1, 2017

Thomas M. Clark
Thomas M. Clark

Kristi L. Clark
Kristi L. Clark

State of WASHINGTON
County of Whatcom

I certify that I know or have satisfactory evidence that Thomas M. Clark and Kristi L. Clark 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: Mar. 14, 2017

Susie Gale
Name: Susie Gale
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 9/11/18

SUSIE GALE
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
09/11/2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P47536 / 360301-2-006-0202

PARCEL A:

That portion of the Southeast quarter of the Northwest quarter and the Northeast quarter of the Southwest quarter of Section 1, Township 36 North, Range 3 East, Willamette Meridian described as follows:

Commencing at the Southwest corner of Tract C as shown on that certain Survey recorded in Volume 1 of Surveys at Page 49 under AF No. 798659, records of Skagit County, Washington; thence North 1° 03' 05" West along the West line of said Tract C, a distance of 468.16 feet to the Northwest corner of said Tract C; thence South 67° 49' 57" East along the North line of said Tract C, a distance of 118.18 feet; thence South 87° 41' 49" East along the North line of said Tract C, a distance of 83.97 feet to the point of beginning of this description; thence South 00° 27' 23" East, a distance of 419.48 feet to the south line of said Tract C to point which lies South 89° 48' 11" West, a distance of 135.79 feet from the Northeast corner of Lot 4 of Short Plat No. 97-0045, approved June 14, 2000, recorded June 15, 2000, under AF No. 200006150094, records of Skagit County, Washington; thence South 00° 27' 23" East, a distance of 157.32 feet; thence South 16° 49' 05" East, a distance of 258.25 feet; thence South 28° 09' 05" East, a distance of 52.22 feet; thence South 40° 29' 36" East, a distance of 103.84 feet; thence South 50° 57' 58" East, a distance of 41.54 feet to the intersection of the East line of said Lot 4 with the North line of the 45.00 foot radius cul-de-sac easement for Cimarron Lane as shown on said Short Plat, (from which point the center of said cul-de-sac lies South 24° 20' 23" East, a distance of 45.00 feet); thence Easterly, Southeasterly, and Southerly along said cul-de-sac easement line, through a central angle of 113° 13' 18", and an arc length of 88.92 feet; thence North 88° 52' 56" East, a distance of 110.63 feet; thence North 1° 55' 09" West, a distance of 595.21 feet to the North line of Northeast quarter of the Southwest quarter of said Section 1; thence South 89° 48' 11" West along said North line, a distance of 26.46 feet to the Southeast corner of said Tract C; thence North 4° 35' 01" East, a distance of 405.00 feet to the Northeast corner of said Tract C; thence North 87° 41' 49" West along the North line of said Tract C, a distance of 364.07 feet to the point of beginning of this description.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress, egress and utilities, over across and through the 60.00 foot wide easement known as Bear Creek Road and as shown on the face of that certain Survey recorded in Volume 1 of Surveys at Page 49 under AF No. 798659, records of Skagit County, Washington.

TOGETHER with a non-exclusive easement for ingress, egress and utilities, over, across and through Cimarron Lane as shown on the face of Short Plat No. 97-0045, approved June 14, 2000, recorded June 15, 2000, under AF No. 200006150094, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT B

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 SURVEY:

Recording No.: 798659

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company, a Washington Corporation
Purpose: Electric transmission and/or distribution line
Recording Date: July 31, 1973
Recording No.: 788683

Easement recorded under Auditor's File No. 810362, records of Skagit County, Washington, and various other instruments of record for ingress, egress, roadway and utilities

Agreement including the terms, covenants and provisions thereof

Executed by: Robert E. Wynn, et al
Recording Date: January 11, 1996
Recording No.: 9601110052
Regarding: Joint Use and Maintenance of Well and Water System

Boundary Line Adjustment deed including the terms, covenants and provisions thereof ;

Recording Date: April 3, 2000
Recording No.: 200004030099 and 200004030100

Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: June 15, 2000
Recording No.: 200006150095

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 SURVEY:

Recording No: 9607240050

Lot Certification, including the terms, covenants and provisions thereof;

Recording Date: September 20, 2005
Recording No.: 200509200020

Regulatory Notice/Agreement, including the terms, covenants and provisions thereof;

Recording Date: September 20, 2005
Recording No.: 200509200021

Quit Claim Deed Boundary Line Adjustments including the terms, covenants and provisions thereof

Recording Date: June 5, 2014
Recording No.: 201406050073 and 201406050074

Easement, including the terms and conditions thereof, conveyed by instrument;

Recorded: June 25, 1999
Auditor's No.: 9906250016, records of Skagit County, Washington
In favor of: Public Utilities District No. 1
For: Ingress and egress

Note: Exact location and extent of easement is undisclosed of record.

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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. 97-0045:

Recording No: 200006150094

Agreement, including the terms and conditions thereof; entered into;

By and Between: Wayne Fjelstad, Fred Hall, and Public Utilities District No. 1
Recorded: June 28, 1999
Auditor's No.: 9906280003, records of Skagit County, Washington
Providing: Placement of a 159,000 gallon storage reservoir and a pump station and appurtenances

Agreement, including the terms and conditions thereof; entered into;

By: Thomas, Inc.
And Between: Carolyn Hawley
Recorded: July 24, 2000
Auditor's No.: 200007240099, records of Skagit County, Washington
Providing: Sewer maintenance

Agreement, including the terms and conditions thereof; entered into;

By: Gary Lohman
And Between: Cimarron West, LLC
Recorded: August 10, 2001
Auditor's No.: 200108100002, records of Skagit County, Washington
Providing: Agreement to Covenants and Road Maintenance Agreement

Protected Critical Area Site Plan and the Terms and Conditions thereof;

Recorded: June 15, 1999
Auditor's File No.: 9906180017, records of Skagit County, Washington

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: June 15, 2000
Auditor's No(s): 200006150095, records of Skagit County, Washington
Imposed By: Majority of property owners

Covenants, conditions, and restrictions contained in declaration(s) of restriction, 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: June 15, 2000
Auditor's No(s): 200006150096, records of Skagit County, Washington
Executed By: Cimarron West, LLC

AMENDED by instrument(s):

Recorded: July 27, 2000, January 18, 2002 and August 26, 2003
Auditor's No(s): 200007270066, 200201180074 and 200308280135 records of Skagit County, Washington

Partial Reconveyance

Recording Date: June 5, 2014
Recording No.: 201406050076

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

Liability to future assessments, if any, levied by Majority of property owners as disclosed in instrument recorded June 15, 2000 under Auditor's File No. 200006150095, records of Skagit County, Washington.