

When recorded return to:  
Alexandra F. Gehring  
1630 Iron Street  
Bellingham, WA 98225



Skagit County Auditor  
7/31/2017 Page 1 of 5 11:48AM \$78.00

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Escrow No.: 245394015

CHICAGO TITLE  
W20031741

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jon E. Backman and Christina R. Sanchez, a married couple  
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 Alexandra F. Gehring, an unmarried person

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

See Exhibit "A"

Abbreviated Legal:

*Patn. govt lot 4 in 1.36-3*

Tax Parcel Number(s): P47502

Subject to:

Exhibit "B"

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*20173516*


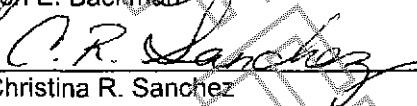
JUL 31 2017

Amount Paid \$ *3267.40*

Skagit Co. Treasurer  
By *BT* Deputy

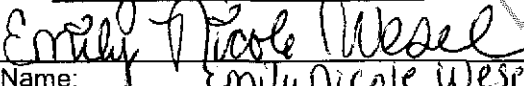
**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 26, 2017

  
\_\_\_\_\_  
Jon E. Backman  
  
\_\_\_\_\_  
Christina R. Sanchez

State of WASHINGTON  
County of Whatcom

I certify that I know or have satisfactory evidence that Jon E. Backman and Christina R. Sanchez 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: July 27, 2017  
  
\_\_\_\_\_  
Name: Emily Nicole Wesel  
Notary Public in and for the State of Washington  
Residing at: Blaine  
My appointment expires: 06/17/2019

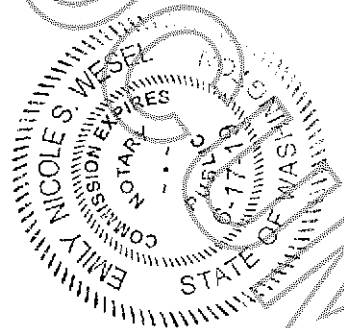


EXHIBIT "A"

**For APN/Parcel ID(s): P47502 / 360301-0-005-0009**

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That portion of Government Lot 4, in Section 1, Township 36 North, Range 3 East, W.M., lying Westerly of the Alger-Lake Samish County Road and Northerly of the first described tract conveyed to James R. Hitz and Carol Ann Hitz, husband and wife, by Deed recorded December 9, 1980 under Auditor's File No. 8012090011;

EXCEPT an undivided interest in the West 30 feet thereof as conveyed to James A. McNally and Betty J. McNally, husband and wife, by Deed recorded February 2, 1970 under Auditors' File No. 735515, records of Skagit County, Washington;

AND EXCEPT an undivided interest in said West 30 feet as conveyed to James R. Hitz, et ux, by said Auditor's File No. 8012090011, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**EXHIBIT "B"**

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/or distribution line, together with necessary appurtenances  
Recording Date: May 3, 1962  
Recording No.: 621126  
Affects: Portion of said premises

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/or distribution line, together with necessary appurtenances  
Recording Date: February 4, 1991  
Recording No.: 9102040075  
Affects: Portion of said premises

Water Facilities Easement including the terms, covenants and provisions thereof

Recording Date: March 19, 1988  
Recording No.: 9903190088

Skagit County Planning & Permit Center Findings of Fact including the terms, covenants and provisions thereof

Recording Date: June 28, 1999  
Recording No.: 9906280003

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: September 27, 2001  
Recording No.: 200109270018  
Matters shown: Location of fenceline along the Southerly line of said premises

Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: November 27, 2012  
Recording No.: 201211270052

Reciprocal Grant of Easement and Agreement Relative Thereto including the terms, covenants and provisions thereof

Recording Date: February 15, 2013  
Recording No.: 201302150139

Protected Critical Area Site Plan including the terms, covenants and provisions thereof

Recording Date: February 23, 2016  
Recording No.: 201602230041

Right, title and interest of Public Utility District as disclosed by Skagit County Tax Rolls. Tax parcel P130455 - building only located on P47502.