

When recorded return to:

JESSICA VAN DUSEN

3227 Cherrywood Ave  
Bellingham, WA 98225



201708110040

Skagit County Auditor

\$80.00

8/11/2017 Page

1 of

7 11:18AM

Filed for Record at Request of  
WHATCOM LAND TITLE CO., INC.  
Escrow Number: W-140347

### Statutory Warranty Deed

Grantor: LANCE HOWER and KATHY HOWER

Grantee: JESSICA VAN DUSEN and AARON H. LOVEITT

THE GRANTORS LANCE HOWER and KATHY HOWER, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JESSICA VAN DUSEN, a single person and AARON H. LOVEITT, a single person the following described real estate, situated in the County of SKAGIT, State of Washington

Abbreviated Legal: PTN NW NW, 22-36-3 E W.M.

For Full Legal See Attached Exhibit "A"

SEE ATTACHED EXHIBIT "A" FOR EXCEPTIONS

Tax Parcel Number(s): 360322-2-006-0009 P48050

Dated August 1, 2017

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2017 3736  
AUG 11 2017

Amount Paid \$ 396.55  
Skagit Co. Treasurer  
By MGA Deputy

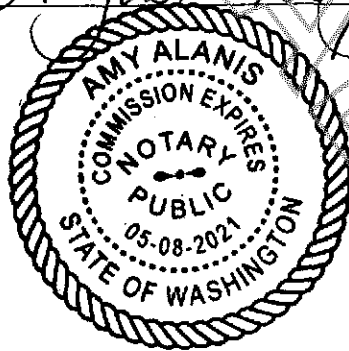
Lance Hower  
LANCE HOWER

Kathy Hower  
KATHY HOWER

STATE OF WASHINGTON  
COUNTY OF WHATCOM } SS:

I certify that I know or have satisfactory evidence that LANCE HOWER and KATHY HOWER  
is/are the person(s) who appeared before me, and said person(s) acknowledged that HE/SHE/THEY  
signed this instrument and acknowledge it to be HIS/HER/THEIR free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: August 7, 2017



AMY ALANIS  
Notary Public in and for the State of WASHINGTON  
Residing at BELLINGHAM  
My appointment expires: 5/08/2021

## EXHIBIT A

### DESCRIPTION:

#### PARCEL "A":

The Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 22, Township 36 North, Range 3 East, W.M., lying Northeasterly of the County road,

EXCEPT the West 10 acres of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 22, lying North and Easterly of the right of way of the County road, as same as was established and constructed on July 14, 1938,

AND EXCEPT that portion conveyed to Larry G. Hower, et ux by Deed recorded August 14, 1978, under Auditor's File No. 885459,

EXCEPT the West 151.63 feet thereof as conveyed by Boundary Line Adjustment Deeds recorded May 13, 2003 and July 2, 2004, under respective Auditor's File Nos. 200305130103 and 200407020076, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated County road right of way running through the above described property. Said road known as Wood Road #24400.

Situate in the County of Skagit, State of Washington.

#### PARCEL "B":

An easement for ingress, egress and utilities as shown on the face of Boundary Line Adjustment Survey recorded on August 25, 2004, under Auditor's File No. 20040825097, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXCEPTIONS:

- A. Any change in the boundary or legal description of the real property, or title to the estate insured, that may arise due to the shifting and changing in the course of the McElroy Sough and/or Whitehall Creek and/or Colony Creek.
- B. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.
- C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Pacific Telephone and Telegraph Company  
Purpose: Right to erect and maintain 4 anchors with the necessary wires, etc.  
Recorded: March 1, 1929  
Auditor's No.: 220644, in Volume 150, page 291

ASSIGNMENT OF EASEMENT:

Assignment: Skagit Valley Telephone Company, its successors and assigns  
Recorded: April 18, 1957  
Auditor's No.: 550182

D. VARIANCE, AND THE TERMS AND CONDITIONS THEREOF:

Variance No.: VAR-95-001  
Recorded: April 28, 1995  
Auditor's File No.: 9504280003  
Regarding: Reference is made to the record for full particulars

E. MATTERS DISCLOSED BY RECORD OF SURVEY:

Prepared By: Azimuth Northwest, Inc.  
Recorded: December 24, 1992  
Auditor's File No.: 9612240001

F. MUTUAL RELEASE AND THE TERMS AND CONDITIONS THEREOF:

Between: Larry G. Hower and I. Lynne Hower, husband and wife, personally, and as Trustee of the Larry G. Hower and I. Lynne Hower Revocable Living Trust  
And: Blanchard Edison Water Association, a non-profit corporation  
Dated: May 9, 1997  
Recorded: June 13, 1997  
Auditor's No.: 9706130080

Including the following provisions:

"3. The Association grants to owner, free of charge, to Owner a membership in the Association for the purpose of supplying water to the Owner's existing residence on the subject property which membership entitles Owner to all of the rights and privileges, and obligates it to all of the responsibilities of the Association in accordance with said Association's Bylaws."

EXCEPTIONS CONTINUED:

- G. Reservation contained in "Final Order of Vacation" recorded August 8, 2002, under Auditor's File No. 200208080139, as follows:

"An easement in gross is hereby reserved within the vacated right-of-way for all existing and future utilities, including extensions and improvements thereto, and recognition of any franchises of records."

(Affects that portion of unopened County right-of-way known as Wood Road)

- H. Easements, if any, for public utilities, pipelines or facilities installed in any portion of the vacated street or alley, lying within the land, together with the right of ingress and egress to repair, maintain, replace and remove the same.

Any private right to use any portion of the vacated street or alley, lying within the land.

- I. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN INSTRUMENT:

Recorded: May 13, 2003  
Auditor's File No.: 200305130103  
As follows:

"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot."

- J. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Hower Revocable Living Trust  
Purpose: Drainfield  
Recorded: August 15, 2003  
Auditor's No.: 200308150283

- K. EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantor: Larry G. Hower and I. Lynne Hower, as Trustees of the  
Larry G. Hower and I. Lynne Hower Revocable Living  
Trust and Cliff Leight  
Grantee: I.P. Forestry L.L.C., a Washington limited liability  
corporation  
Purpose: For the purpose of ingress, egress and location o  
utilities over  
Area Affected: Easement area shall be 60 feet in width with the centerline  
of the Easement Area being the centerline of an existing road.  
Accordingly, the easement area shall extend 30 feet on each  
side of the centerline of said road.  
Dated: March 16, 2004  
Recorded: March 16, 2004  
Auditor's No.: 200403160147

EXCEPTIONS CONTINUED:

L. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN INSTRUMENT:

Recorded: July 2, 2004  
Auditor's File No.: 200407020076  
As follows:

"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot."

M. MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: August 25, 2004  
Auditor's File No.: 200408250097

N. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantor: Larry G. Hower and I. Lynne Hower, Trustees of the  
Hower Revocable Living Trust  
Grantee: Bearrach McMonagle, a single person and Jennifer  
Glyzinski, a single person  
Purpose: Ingress, egress and utilities  
Area Affected: Portion of said premises  
Dated: August 13, 2004  
Recorded: August 31, 2004  
Auditor's No.: 200408310086

O. COVENANT REGARDING GRANT OF EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Recorded: August 31, 2004  
Auditor's No.: 200408310087

P. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: April 5, 2007  
Auditor's File No.: 200704050076

Q. NOTICE REGARDING BYLAWS AND SERVICE AREA AND THE TERMS AND CONDITIONS THEREOF:

Recorded: November 16, 2009  
Auditor's No.: 200911160063

EXCEPTIONS CONTINUED:

R. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Cliff B. Leight
Purpose/Area Affected:	For the purpose of ingress, egress, over, along, across and through that portion of Grantors' Property legally described as "Access Easement" on Exhibit A and depicted on Exhibit B
Dated:	February 12, 2015
Recorded:	February 13, 2015
Auditor's No.:	201502130046

S. MATTERS DISCLOSED BY RECORD OF BOUNDARY LINE ADJUSTMENT SURVEY:

Recorded:	August 25, 2004
Auditor's File No.:	200408250097