

When recorded return to:
John F. Grinder and Stephanie M. Grinder



Skagit County Auditor
10/10/2017 Page 1 of 3 1:55PM \$78.00

Recorded at the request of:
Guardian Northwest Title
File Number: 114345

Statutory Warranty Deed

114345
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Jeffrey R. Pollock, as his separate estate and Amy McNeil, as to any and all community interest for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **John F. Grinder and Stephanie M. Grinder, a married couple** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:

Section 20, Township 35 North, Range 5 East; Ptn. SW NW

Tax Parcel Number(s): **P40030, 350520-2-006-0000**

That portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 20, Township 35 North, Range 5 E.W.M., lying Southerly of the State Highway right of way, (formerly the Fairhaven and Southern Railroad right of way) and Easterly of Hanson Creek.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 09/29/17

Jeffrey R. Pollock

Amy McNeil

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174785
OCT 10 2017

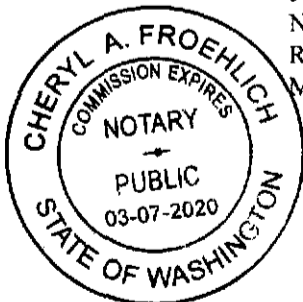
Amount Paid \$9083.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jeffrey R. Pollock, and Amy McNeil the persons 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.

Date: 9-28-17

Printed Name: Katie Hickok Cheryl A. Froehlich
Notary Public in and for the State of Washington
Residing at WA
My appointment expires: 1-07-2019 3/7/20



SCHEDULE "B-1"

EXCEPTIONS:

A. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Hanson Creek

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Bonneville Power Administrator
Recorded: August 23, 1946
Auditor's No. 395262
Purpose: Transmission line easement
Area Affected: A strip of land 125 feet in width

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Northwest Pipeline Corporation
Dated: June 18, 1956
Auditor's No. 535903
Purpose: Oil pipeline
Area Affected: A strip of land 75 feet in width

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: May 27, 1959
Auditor's No. 580924
Purpose: Electric line
Area Affected: A strip of land 50 feet in width

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: June 3, 1960
Auditor's No. 595311
Purpose: Electric line
Area Affected: A strip of land 50 feet in width

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington
Recorded: December 5, 1961
Auditor's No. 615236
Purpose: Water line
Area Affected: A strip of land 20 feet in width lying 10 feet on each side of a center line lying parallel to and 40 feet Southeasterly of the center line of Skagit County Minkler Road

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: United States of America
Recorded: August 5, 1963
Auditor's No. 639206
Purpose: Transmission line
Area Affected: A strip of land 112.5 feet in width

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County, a political subdivision of the State of Washington
Recorded: March 20, 2013
Auditor's No. 201303200100
Purpose: Temporary easement