

When recorded return to:
Jay Silver and Jamie Silver
11472 Panorama Drive
Seco Woolley, WA 98284

Recorded at the request of:
Guardian Northwest Title
File Number: 115537



201803060129

Skagit County Auditor

\$77.00

3/6/2018 Page

1 of

4 3:26PM

Statutory Warranty Deed

115537

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS John Eacret, Jr. and Terry Eacret, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jay M. Silver and Jamie Silver, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 33, Township 35 North, Range 5 East, SE NE (aka TR 44 Steelhead Bend)

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): P40591, 350533-1-001-4400

Dated

3-5-18

John Eacret

Terry Eacret

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 879
MAR 06 2018

Amount Paid \$8,493.82

Skagit Co. Treasurer
By *nam* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John Eacret and Terry Eacret, 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:

3-5-18

Printed Name: Katie Hickok

Notary Public in and for the State of

Washington

Residing at Mt Vernon

My appointment expires: 1/07/2019



EXHIBIT A

That portion of the Northeast 1/4 of Section 33, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the Northwest corner of the Northeast 1/4 of said Section 33; thence North 88 degrees 26' 29" East, 1378.13 feet; thence South 00 degrees 33' 37" West, 1676.16 feet; thence North 89 degrees 25' 29" East, 749.32 feet; thence South 00 degrees 33' 37" West, 660.00 feet to the true point of beginning, said point being the Northwest corner of a tract sold to Norma England by instrument dated September 12, 1974, recorded October 18, 1974, under Auditor's File No. 809158, and corrected by instrument recorded November 27, 1974, under Auditor's File No. 810541; thence North 89 degrees 25' 29" East along the North line of said England Tract, 660 feet, more or less, to the East line of the Northeast 1/4 of said Section 33; thence North 00 degrees 33' 37" East along said East line, 330 feet; thence South 89 degrees 25' 29" West, 660 feet, more or less, to a point which lies North 00 degrees 33' 37" East, 330 feet from the true point of beginning; thence South 00 degrees 33' 37" West, 330 feet to the true point of beginning. (Also known as Tract 44 of the unrecorded Plat of Steelhead Bend.)

Exhibit B

EXCEPTIONS:

A. RESERVATIONS CONTAINED IN DEED

Executed By: The Sound Timber Company
Recorded: November 13, 1911
Auditor's No.: 87553
As Follows:

"Reservation . . . of all mineral rights in the said premises with the right of ingress and egress over the said premises for the removal of the same."

(Affects the Northeast 1/4 of said Section 33, and other property)

B. An unrecorded easement for water pipeline, as disclosed by instrument recorded March 5, 1932, under Auditor's File No. 249333, and other instruments of record.

C. Easement for ingress, egress and utilities and including any obligation to share in the cost of maintaining the same over and across the Westerly 30 feet of the subject property, in favor of adjoining land owners, as disclosed by various instruments of record

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: October 30, 1986
Recorded: November 13, 1986
Auditor's No.: 8611130058
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

E. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: October 19, 1995
Recorded: March 21, 2014
Auditor's No.: 201403210082
Affects: Panorama parcels private roads

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9510240099 and 200004190053.

F. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey for Jim Bethay
Recorded: October 31, 1985
Auditor's No.: 8510310032

G. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey for Nielsen Brother's Inc.
Recorded: July 7, 1997
Auditor's No.: 9707070079