



201807200010

07/20/2018 10:32 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:
Lynn Kraus and Lisa Kerr
1535 NE 98th Street
Seattle, WA 98115

Recorded at the request of:
Guardian Northwest Title
File Number: A116062

Statutory Warranty Deed

A116062

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Larry L. Pinnow and Claire S. Pinnow, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Lynn Kraus and Lisa Kerr, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 2, Township 35 North, Range 1 East, SW SE

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): P31205, 350102-4-009-0009

Dated 7-19-18

Larry L Pinnow
Larry L Pinnow

Claire S Pinnow
Claire S Pinnow

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20183177
JUL 20 2018

Amount Paid \$ 3387.00
Skagit Co. Treasurer
By HB Deputy

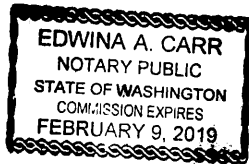
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Larry L Pinnow and Claire S Pinnow, 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: 7/19/18

h

Printed Name: Edwina A. Carr
Notary Public in and for the State of Washington
Residing at Elensburg
My appointment expires: 2/9/19



Order No:

EXHIBIT A

The Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 2, Township 35 North, Range 1 East, W.M..

TOGETHER WITH an easement for ingress, egress, utilities and maintenance, over under and across the South 20 feet of the Southwest quarter of the Southeast quarter of the Southeast quarter of Section 2, Township 35 North, Range 1 East, W.M..

ALSO TOGETHER WITH a twenty (20) foot wide easement for ingress, egress, utilities and maintenance, over, under and across that portion of the Southwest quarter of the Southwest quarter of the Southeast quarter of Section 2, Township 35 North, Range 1 East, W.M., the centerline of which is described as follows:

Commencing at the Southeast corner of Parcel A as shown on that certain survey recorded under AF# 200802210091, records of Skagit County, Washington; thence N $00^{\circ}54'29''$ W along the East line of said Parcel A, a distance of 20.00 feet to a point on the North line of the 20.00 foot wide easement as shown on said survey; thence S $88^{\circ}45'25''$ W along the North line of said easement, a distance of 50.28 feet to the point of beginning of this centerline description at a curve concave to the East which radius point lies S $69^{\circ}32'42''$ E, a distance of 355.00 feet; thence Northerly along said curve through a central angle of $14^{\circ}50'04''$, and an arc distance of 91.91 feet to a curve to the left having a radius of 168.00 feet; thence Northerly along said curve through a central angle of $3^{\circ}43'15''$, and an arc distance of 10.91 feet to a point on the East line of said Parcel A and the terminal point of this centerline description.

Affects both Easements as to Parcel #P31203/350102-4-008-000.

Exhibit B

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: C. James Judson, Diana L. Judson, Richard A. Derham and Allen D. Clark
Recorded: June 5, 1981
Auditor's No.: 8106050011
Purpose: Right-of-way
Area Affected: A 20-foot right-of-way along the Southern border

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: July 15, 1982
Recorded: July 21, 1982
Auditor's No.: 8207210024
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Affects: The South 20 feet

C. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: August 11, 2005
Auditor's No.: 200508110001

Said instrument is a re-recording of instrument recorded under Auditor's File No. 200507290127.

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Marvin Shultz and Alice Shultz, husband and wife
Recorded: October 3, 2005
Auditor's No.: 200510030109
Purpose: Ingress and egress
Area Affected: The South 50 feet

Said instrument was amended by instrument recorded December 11, 2014, under Auditor's File No. 201412110057.

Said instrument was modified by instrument recorded June 28, 2018, under Auditor's File No. 201806280480.

E. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: June 15, 2007
Auditor's No.: 200706150124
Regarding: Protected Critical Area Site Plan

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

F. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: June 15, 2007
Auditor's No.: 200706150125
Purpose: Septic drainfield
Area Affected: As disclosed in instrument

G. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, 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 Larry Pinnow
Recorded: February 21, 2008
Auditor's No.: 200802210091