

When recorded return to:
Scott E. Solver and Michelle L. Solver
19566 Tracy Ty Lane
Burlington, WA 98233



201808220061

08/22/2018 01:47 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035434

CHICAGO TITLE
020035434

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert E. Zimmerman, as Trustee of the Zimmerman Family Trust, dated April 22, 1993

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Scott E. Solver and Michelle L. Solver, a married couple

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

PTN NE SE, 21-36-04

Tax Parcel Number(s): P49738 / 360421-4-002-0009

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 3715

AUG 22 2018

Amount Paid \$ 3565.00
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 1, 2018

Robert E. Zimmerman, as Trustee of the Zimmerman Family Trust, dated April 22, 1993

BY: *Robert E. Zimmerman*
Robert E. Zimmerman
Trustee

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that Robert E Zimmerman

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of Zimmerman Family Trust, Dated 4-22-93 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 14, 2018

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Carlton
My appointment expires: 10/27/2018

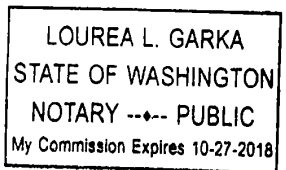


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P49738 / 360421-4-002-0009

That portion of the Northeast Quarter of the Southeast Quarter of Section 21, Township 36 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of said subdivision;
Thence North along the West line thereof, a distance of approximately 509 feet to a point of intersection with the Southerly line of an existing County road and right of way;
Thence along said South line of said road, following its curvature on the ground, a measured distance of 671 feet;
Thence South to the point of intersection with the South line of said Northeast Quarter of the Southeast Quarter;
Thence West along said South line to the point of beginning.

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Quit Claim Deed including the terms, covenants and provisions thereof
Recording Date: February 7, 1977
Recording No.: 850567
Regarding: boundary agreement
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Ronald E Kesselring etal
Purpose: Roadway
Recording Date: May 7, 1987
Recording No.: 8705070068
Affects: Portion of said premises
3. Easement for Road, Drainage and Utilities including the terms, covenants and provisions thereof
Recording Date: November 8, 1995
Recording No.: 9511080030
4. Lot of Record Certification including the terms, covenants and provisions thereof
Recording Date: May 10, 2018
Recording No.: 201805100048
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SURVEY:
Recording No: 201806150034
6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
Recording Date: June 15, 2018
Recording No.: 201806150034
Matters shown: Possible encroachments of fence lines along the Southerly and Westerly lines
7. City, county or local improvement district assessments, if any.