

When recorded return to:  
Corrine F. Siegel  
702 Kentucky St Unit 544  
Bellingham, WA 98225



**201809070045**

09/07/2018 11:22 AM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620035967

**CHICAGO TITLE**  
**620035967**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) James F. Cool and Jennifer W. Cool, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Corrine E. Siegel, an unmarried person and Branden M. Fox, an unmarried person

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.)

Lot(s): PTN 1 & 2 Block: 5 PLAT OF ALGER

Tax Parcel Number(s): P70391 / 4042-005-002-0108,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20183976  
SEP 07 2018

Amount Paid \$ 2,408.<sup>00</sup>  
Skagit Co. Treasurer  
By *MAN* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 4, 2018

James F. Cool  
James F. Cool

Jennifer W. Cool  
Jennifer W. Cool

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that James F. Cool and Jennifer W. Cool are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 05, 2018

Jana K Quinn  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2019

**JANA K QUINN  
Notary Public  
State of Washington  
My Commission Expires  
June 29, 2019**

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P70391 / 4042-005-002-0108**

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**PARCEL A:**

Those portions of Lots 1 and 2, Block 5, PLAT OF ALGER, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 9, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Lot 2;  
Thence Northwesterly along the East line of said Lot to the Northeast corner thereof;  
Thence West along the North line of said Lot 301.5 feet;  
Thence at right angles Southerly to the North line of Park Road, as shown on the above plat;  
Thence East along the North line of Park Road to the place of beginning;

EXCEPTING therefrom the following:

Commencing at the Southwest corner of Lot D, Short Plat No. 41-82, located in the Northeast Quarter of the Southeast Quarter of Section 7, Township 36 North, Range 4 East of the Willamette Meridian, said point being the Southeast corner of Lot 2, Block 5, Plat of Alger;  
Thence North 01°05'00" West, along the West line of Lot D, a distance of 107.13 feet to the true point of beginning;  
Thence continuing North 01°05'00" West, a distance of 70.00 feet to a cap and rebar, marking the Northeast corner of said Lot, also being an angle point in said Lot D;  
Thence South 88°55'00" West, a distance of 17.00 feet to a point on the North line of Lot 2;  
Thence South 14°44'01.5" East, a distance of 72.03 feet to the true point of beginning.

Situated in Skagit County, Washington

**PARCEL B:**

Commencing at the Southwest corner of Lot D, Short Plat No. 41-82, located in the Northeast Quarter of the Southeast Quarter of Section 7, Township 36 North, Range 4 East of the Willamette Meridian, said point being the Southeast corner of Lot 2, Block 5, Plat of Alger;  
Thence North 01°05'00" West, along the West line of Lot D, a distance of 177.13 feet to the Northeast corner of said Lot 2, and an angle point in the West line of said Lot D;  
Thence South 88°55'00" West, a distance of 37.50 feet to a point on the North line of said Lot 2, being the true point of beginning;  
Thence South 88°55'00" West along said North line, a distance of 70.00 feet to a 2" iron pipe being an angle point in the West line of Lot D, also being the Southeast corner of Lot 3, Block 5;  
Thence North 01°05'00" West, a distance of 17.00 feet to a point on the West line of said Lot D;  
Thence South 77°25'58.5" East, a distance of 72.03 feet to the true point of beginning.

Situated in Skagit County, Washington

**EXHIBIT "B"**  
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: December 15, 1960  
Auditor's No(s): 602017, records of Skagit County, Washington  
In favor of: Alger Improvement Club  
For: Water Pipeline  
Affects: Parcel A
  
2. Agreement, including the terms and conditions thereof; entered into;  
By: Lance Yohannan  
And Between: Whatcom County Water District No. 12  
Recorded: July 25, 1985  
Auditor's No. 8507250068, records of Skagit County, Washington  
Providing: Sewer Service  
Affects: Parcel A  
  
Amended by instrument:  
Recorded: November 21, 1991  
Auditor's No.: 9111210055; 9111210056; and 9111210057, records of Skagit County, Washington
  
3. Agreement, including the terms and conditions thereof; entered into;  
By: Lance Yohannan  
And Between: Whatcom County Water District No. 12  
Recorded: October 15, 1985  
Auditor's No. 8510150020, records of Skagit County, Washington  
Providing: Sewer Service  
Affects: Parcel A
  
4. Right of-way for road known as Old Highway 99, constructive notice of which is contained in various instruments of record;  
Affects: Parcel A of said premises
  
5. Amended Sewer Service Agreements;  
By: Lance Yohannan  
And Between: Whatcom County Water District No. 12  
Recorded: November 21, 1991  
Auditor's No.: 9111210055, 9111210056 and 9111210057, records of Skagit County, Washington  
Affects: Parcel A
  
6. Reservations contained in deed:  
  
Recording Date: December 27, 2006  
Recording No.: 200612270267  
Regarding: Skagit County Right to Farm Ordinance

**EXHIBIT "B"**

Exceptions  
(continued)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: July 16, 2012  
Recording No.: 201207160148 being a re-recording of 201203190241
8. Liability to future assessments, if any, levied by Whatcom County Water District No. 12.
9. City, county or local improvement district assessments, if any.