

POOR ORIGINAL

When recorded return to:
Edward Clark
7344 Skagit View Drive
Concrete, WA 98237



201810310074

10/31/2018 02:04 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245407220

CHICAGO TITLE
620036583

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cirrus D. Ervin and Charles D. Ervin , a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys, and warrants to Edward Clark , a single person

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

For APN/Parcel ID(s): P78212/ 4208-000-029-0009

Lot 29, PLAT OF WILDERNESS VILLAGE DIV. NO. 1, according to the plat thereof, recorded in
Volume 10 of Plats, page 48, records of Skagit County, Washington.
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P78212/4208-000-029-0009,

Subject to:

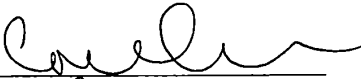
Exhibit "A attached hereto and by this reference made a part hereof

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20184839
OCT 31 2018

Amount Paid \$ 806.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 30, 2018



Cirrus D. Ervin

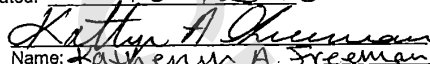


Charles D. Ervin

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Cirrus D. Ervin and Charles D. Ervin 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: 10/30/2018


Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish co
My appointment expires: 9-01-2022

Notary Public
State of Washington
Katheryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

EXHIBIT "A"

Order No.: 245407220/620036583

Easement, including the terms and conditions thereof, reserved by instrument;
Recorded: November 5, 1935
Auditor's No.: 273805, records of Skagit County, Washington
In favor of: The Sound Timber Company, an Iowa corporation
For: 30 foot road right-of-way
Affects: Government Lot 10 of Section 8, Township 35 North, Range 8 East of the Willamette Meridian (being a portion of the underlying legal description of said plat)

Note: Exact location and extent of easement is undisclosed of record.

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 30, 1973
Auditor's No(s): 793933, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 PLAT OF WILDERNESS VILLAGE DIV. NO. 1:

Recording No: 788213

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;

Recorded: July 20, 1973
Auditor's No(s): 788214, records of Skagit County, Washington
Executed By: Valleys West, a Limited Partnership, et al

AMENDED by instrument(s):
Recorded: September 7, 2004, May 5, 2005 and July 23, 2007
Auditor's No(s): 200409070165, 200505050063 and 200707230123 records of Skagit County, Washington

EXHIBIT "A"

Order No.: 245407220/620036583

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: July 20, 1973 and September 7, 2004
Auditor's No(s): 788214 and 200409070165, records of Skagit County, Washington
Imposed By: Valleys West, a Limited Partnership, et al

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: November 26, 2007
Recording No.: 200711260121

Mitigation Plan Public Water System Wellhead Protection Area including the terms, covenants and provisions thereof

Recording Date: December 4, 2007
Recording No.: 200712040099

Assessment, including the terms and conditions thereof, disclosed by instrument

Recorded: March 14, 2006
Auditor's No.: 200603140115, records of Skagit County, Washington
For: Acquisition, construction and installation of a water supply system
Resolution No.: 2064-06 of the Commission of Public Utility District No. 1 of Skagit County, Washington
Establishing: Local Utility District No. 27
Roll No.: 123
Account No.: P78212
Amount: \$7,946.06, plus interest, if any