

When recorded return to:

Jessica Aceves and Salvador Mendoza, Jr.
15046 Nookachamps Road
Mount Vernon, WA 98273

GUARDIAN NORTHWEST TITLE CO.
STATUTORY WARRANTY DEED 18-1218

THE GRANTOR(S) David Rowland and Trudy Rowland, a married couple, 318 West Woodworth Street, Sedro-Woolley, WA 98284,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Jessica Aceves, a single woman and Salvador Mendoza Jr., a single man

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

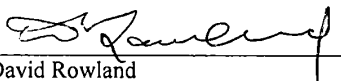
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

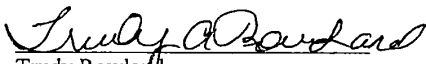
Abbreviated legal description: Section 23, Township 34, Range 4; Ptn. NW - NE

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): P27616 & 340423-0-016-0001


Dated: 2/20/19


David Rowland


Trudy Rowland

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019591
FEB 21 2019

Amount Paid: 4455.00
Skagit Co. Treasurer
By  Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 18-1218-MM

Page 1 of 4

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that David Rowland and Trudy Rowland is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 20th day of February, 2019

Mary Miller
Signature

Notary Public
Title

My appointment expires: 01.19.2022



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 15046 Nookachamps Road, Mount Vernon, WA 98273
Tax Parcel Number(s): P27616 & 340423-0-016-0001

Property Description:

Parcel "A":

That portion of the Northwest ¼ of the Northeast ¼, Section 23, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of said subdivision a distance of 781 feet East of the Northwest corner thereof; thence South a distance of 346.5 feet; thence West a distance of 260 feet to the true point of beginning; thence South a distance of 280 feet; thence West a distance of 220 feet, more or less, to Nookachamps Creek; thence Northerly along said creek to the Southwest corner of a tract conveyed to Fred L. Schleusner, et ux, by deed recorded October 27, 1959, under Auditor's File No. 587207, records of Skagit County, Washington; thence East to the Southeast corner of said Schleusner Tract; thence North along the East line of said tract to a point that is due West of the true point of beginning; thence East to the true point of beginning.

Parcel "B":

That portion of the Northwest ¼ of the Northeast ¼ of Section 23, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the North ¼ corner of said Section 23; thence South 87 degrees 25' East along the North line of said Section 23 a distance of 781 feet; thence South 02 degrees 35'00" West at right angles to said subdivision line, being also noted as South in that certain Real Estate Contract dated May 20, 1970, between Theodore Richey, the seller, and Wallace A. Wold, the purchaser, as recorded under Auditor's File No. 739913, records of Skagit County, Washington, a distance of 346.50 feet; thence North 87 degrees 25' West noted as West in said Real Estate Contract a distance of 260.00 feet to the Northeast corner of said Wold Parcel; thence South 02 degrees 35'00" West along the East line of said Wold Parcel, which is noted as South in said Real Estate Contract a distance of 280.00 feet to the true point of beginning; thence North 02 degrees 35'00" East along the East line of said Wold Parcel a distance of 280.00 feet; thence South 87 degrees 25' East a distance of 34.45 feet; thence South 05 degrees 49'01" East a distance of 296.07 feet; thence South 84 degrees 11'22" West a distance of 170.00 feet, more or less, to Nookachamps Creek; thence Northerly along said Creek a distance of 40 feet, more or less, to the intersection with a line bearing North 87 degrees 25'00" West from the true point of beginning; thence South 87 degrees 25'00" East a distance of 100 feet; more or less, to the true point of beginning;

TOGETHER WITH an easement for road and utility purposes over and across the following described tract: Beginning at a point 466 feet East of the Northwest corner of the Northwest ¼ of the Northeast ¼ of Section 23; thence South a distance of 346.5 feet, more or less, to the Southwest corner of a tract conveyed to Orville Garber and Isola Garber, husband and wife, by deed recorded October 21, 1969, under Auditor's File No. 586935, records of Skagit County, Washington; thence East along the South line of said Garber Tract a distance of 20 feet; thence North a distance of 346.5 feet, more or less, to a point on the North line of said subdivision that is 20 feet East of the point of beginning; thence West to the point of beginning.

EXHIBIT B

18-1218-MM

1. Easement, affecting a portion of subject property for the purpose of "...right to enter through their agents, servants and employees, and clear out obstructions in the bed and lower the bed of Nookachamps Creek..." including terms and provisions thereof granted to Harold Gribble, Earl Sager, Clarence Belles and Skagit Steel & Iron Works, with right to assign recorded March 30, 1956 as Auditor's File No. 543046

2. Regulatory notice/agreement regarding Protected Critical Area Site Plan that may include covenants, conditions and restrictions affecting the subject property recorded February 9, 2000 as Auditor's File No. 200002090011 .

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.

3. Agreement, affecting subject property, regarding Whitewater mechanical aerobic treatment system and the terms and provisions thereof between Northwest Septic, Inc. and Young Soo Kim, dated February 4, 2000, recorded February 9, 2000 as Auditor's File No. 200002090010.

4. Regulatory notice/agreement regarding Low Flow Mitigation Summary that may include covenants, conditions and restrictions affecting the subject property recorded February 9, 2000 as Auditor's File No. 200002090009 .

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.

5. Regulatory notice/agreement regarding Special Use Permit (additional residence) that may include covenants, conditions and restrictions affecting the subject property recorded July 31, 2000 as Auditor's File No. 200007310011 .

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.

6. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors on September 22, 2007 and recorded October 1, 2007, as Auditor's File No. 200710010161.

Statutory Warranty Deed
LPB 10-05