

When recorded return to:  
Paul Myers, Jr. and Lorraine Myers  
14133 205TH AVE NE  
WOODINVILLE, WA 98077



**201902220036**

02/22/2019 11:30 AM Pages: 1 of 7 Fees: \$105.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620036634

**CHICAGO TITLE**  
*620036634*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Mark A. Witas and Wendy K. Witas, 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 Paul Myers, Jr. and Lorraine Myers, 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.)

Lot(s): 35 Unit(S): STOCKFLETH'S SKYRIDGE TGW PTN LOT 2 SKAGIT COUNTY SHORT  
PLAT NO. 92-013

Tax Parcel Number(s): P69781

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*2019603*

**FEB 22 2019**

Amount Paid \$ *7721.<sup>30</sup>*  
Skagit Co. Treasurer  
By *mam* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 19, 2019

*Mark A. Witas*  
Mark A. Witas

\_\_\_\_\_  
Wendy K. Witas

State of Oregon  
County of Clackamas

*RB*

I certify that I know or have satisfactory evidence that Mark A. Witas and ~~Wendy K. Witas~~ 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: 2-19-19

*Ronald L. Brown*  
Name: Ron L. Brown  
Notary Public in and for the State of Oregon  
Residing at: OR. City OR  
My appointment expires: 05-28-19



**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 19, 2019

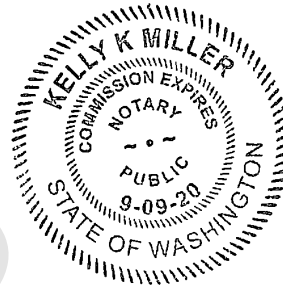
\_\_\_\_\_  
Mark A. Witas

Wendy K. Witas  
Wendy K. Witas

State of WA  
County of Skaagit

I certify that I know or have satisfactory evidence that <sup>km</sup>Mark A. Witas and <sup>is</sup>Wendy K. Witas are the persons who appeared before me, and said persons <sup>is</sup>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: 2-20-19  
Kelly K. Miller  
Name: Kelly K. Miller  
Notary Public in and for the State of WA  
Residing at: Morent Vernon  
My appointment expires: 9-9-2020



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P69781**

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Lot 35, "STOCKFLETH'S SKYRIDGE ASSESSOR'S PLAT", as per plat recorded in Volume 9 of Plats, page 42, records of Skagit County, Washington.

TOGETHER WITH all that part of Lot 2, Skagit County Short Plat No. 92-013, approved July 10, 1992, recorded July 13, 1992, in Book 10 of Short Plats, pages 98 and 99, under Auditor's File No. 9207130048 and being a portion of the East ½ of the Northeast ¼ of Section 32, Township 34 North, Range 4 East, W.M., said part being more particularly described as follows:

Beginning at the Northwest corner of said Lot 35, "STOCKFLETH'S SKYRIDGE ASSESSOR'S PLAT";  
thence Westerly along the Westerly extension of the North line of said Lot 35, a distance of 80.00 feet;  
thence Southerly parallel with the West line of said Lot 35, a distance of 120.00 feet to the Westerly extension of the South line said Lot 35;  
thence Easterly along said Westerly extension, a distance of 80.00 feet to the Southwest corner of said Lot 35;  
thence Northerly along the West line of said Lot 35, a distance of 120.00 feet to the point of beginning.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;  
 Recorded: December 23, 1943  
 Auditor's No.: 368018, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances

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

2. Easement, including the terms and conditions thereof, granted by instrument;  
 Recorded: August 20, 1956  
 Auditor's No.: 540242, records of Skagit County, Washington  
 In favor of: Public Utility District No. 1 of Skagit County  
 For: Water pipe or pipes, line or lines  
 Affects:

A strip of land 20 feet in width being 10 feet on each side of the following described centerline: Beginning at a point 1,358.36 feet South and 450.31 feet East of the Northwest corner of the Northeast Quarter of Section 32, Township 34 North, Range 4 East of the Willamette Meridian, which point is on the Easterly right-of-way line of the Blodgett Road; thence Easterly bearing South 88°40' East a distance of 865.50 feet; thence North 63°54' East a distance of 462.80 feet; thence North 18°54' East a distance of 30.60 feet; thence North 85°55' East a distance of 433.25 feet; thence North 83°18' East a distance of 163.40 feet; thence South 03°28' East a distance of 203.30 feet; thence South 30°35' East a distance of 13.00 feet; thence South 59°25' West a distance of 21.00 feet; thence South 00°20' East a distance of 176.20 feet; thence South 05°15' East a distance of 361.30 feet; thence South 26°40' East a distance of 98.20 feet.

3. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
 Recorded: April 20, 1962  
 Auditor's No.: 620574, records of Skagit County, Washington  
 As Follows:

Restrictions, reservations, and covenants deemed to be a part of a general plan by reason of their insertion in deeds of record in the East Half of the Northeast Quarter of Section 32, Township 34 North, Range 4 East of the Willamette Meridian, as follows:

A. That the afore described premises shall not be used for any commercial, industrial, or business use or purpose.

B. That no more than a single family dwelling unit shall be erected, placed or constructed

**EXHIBIT "B"**Exceptions  
(continued)

upon said described lots together with the usual, normal, and matching outbuildings.

C. That improvements costing not less than \$10,000.00 shall be placed and erected upon said lots within a period of one year after the commencement of construction.

D. That an adequate supply of power, electricity, and water shall be made available to the property lines by the owners within a reasonable period of time. The purchasers agree that should underground service be desired that any and all necessary electric cable shall be furnished by them. That any connection or hook-up charge of the power company or the public utility district shall be borne and paid by the purchasers.

4. Agreement, including the terms and conditions thereof, entered into

Recording Date: February 5, 1991  
Recording No.: 9102050003  
Regarding: Road maintenance

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: John B. Oosterhot and Alice Oosterhof  
Purpose: Ingress, egress and utilities  
Recording Date: January 9, 1975  
Recording No.: 812184

6. 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 SKAGIT COUNTY SHORT PLAT NO. 92-013:

Recording No: 9207130048

7. Any rights, interests, or claims which may exist or arise by matters disclosed by survey,

Recording Date: January 16, 2003  
Recording No.: 200301160133

8. Terms and provisions contained in beneficial easement for ingress, egress and drainage recorded August 9, 2004 under Auditor's File No. 200408090133.

9. Covenants, conditions and restrictions 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

**EXHIBIT "B"**Exceptions  
(continued)

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 in the document

Recording Date: August 9, 2004  
Recording No.: 200408090132  
As Follows:

"the above described property will be combined or aggregated with contiguous property owned by the Purchaser. This boundary adjustment is not for the purpose of creating an additional building lot.

10. Operation and Maintenance Agreement ant the terms and conditions thereof

Recording Date: July 27, 2004  
Recording No.: 200407270058

11. City, county or local improvement district assessments, if any.