


When recorded return to:
Nathan Walters & Angela Rickard
22689 Matson Road
Sedro Woolley, WA 98284


201906070039
06/07/2019 11:42 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.: 620037829

CHICAGO TITLE
020037829

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert Howard, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Nathan B. Walters and Angela C. Rickard, 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 SW NE, 26-36-4E, W.M.

Tax Parcel Number(s): P50008 / 360426-0-008-0006

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20192185
JUN 07 2019

Amount Paid \$ 2015.00
By *MA* Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: June 6, 2019

[Signature]
Robert Howard

State of WASHINGTON
County of SKAGIT

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

Dated: JUNE 6, 2019

[Signature]
Name: Laurea L Garka
Notary Public in and for the State of wa
Residing at: Orlinton
My appointment expires: 10/27/2022

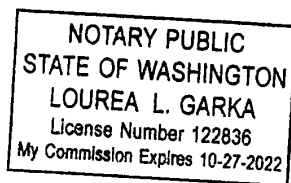


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P50008 / 360426-0-008-0006

That portion of Southwest Quarter of the Northeast Quarter of Section 26, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of said Northeast Quarter;
Thence South 89 degrees 50'00" West, along the South line of said Northeast Quarter, 1,292.65 feet to the Southeast corner of said Southwest Quarter of the Northeast Quarter;
Thence continue South 89 degrees 50'00" West, along the South line 19.65 feet;
Thence North 1 degree 13'14" West 251.54 feet to an intersection with the Northeasterly margin of the Prairie County Road, said intersection to be hereinafter referred to as Point "X";
Thence North 48 degree 47'45" West along said Northeasterly margin, 907.02 feet;
Thence North 51 degree 30'24" East 247.66;
Thence North 37 degrees 42'46" West 298.87 feet to the true point of beginning;
Thence South 37 degrees 42'46" East, 335.24 feet;
Thence North 87 degrees 38'00" East 450.91 feet to a point that is North 1 degrees 13'14" West from before mentioned Point "X";
Thence North 1 degree 13'14" West 331.61 feet to an intersection with the North line of said Southwest Quarter of the Northeast Quarter;
Thence South 89 degrees 25'40" West along said North line 666.81 feet to a point that is North 13 degrees 07'03" West from the true point of beginning;
Thence South 13 degrees 07'03" East 80.39 feet to the true point of beginning;
(Being known as Tract B of Survey recorded in Volume 1 of Surveys, page 122, under Auditor's File No. 812296, records of Skagit County, Washington).

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 - Granted to: Puget Sound Power & Light Company
 - Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 - Recording Date: January 8, 1971
 - Recording No.: 747555
 - Affects: Exact location is not of record

2. 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: 812296

3. 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: 9203170034

4. 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: 9501200034

5. Easement including the terms, covenants and provisions thereof disclosed by Deed of Gift
 - Recording Date: July 25, 1994
 - Recording No.: 9407250096
 - Purpose: Ingress, egress and utilities

EXHIBIT "B"Exceptions
(continued)

- Affects: Exact location not disclosed of record
6. Easement and Agreement including the terms, covenants and provisions thereof
Recording Date: September 23, 1999
Recording No.: 199909230052
 7. Lot of Record Certification including the terms, covenants and provisions thereof
Recording Date: August 9, 2016
Recording No.: 201608090057
 8. Lot of Record Certification including the terms, covenants and provisions thereof
Recording Date: August 9, 2016
Recording No.: 201608090059
 9. Title Notification including the terms, covenants and provisions thereof
Recording Date: December 7, 2016
Recording No.: 201612070065
 10. City, county or local improvement district assessments, if any.
 11. Note: Manufactured Home Title Elimination Application recorded under Recording No. 201708170084 recites that a manufactured (mobile) home is, or is being affixed to the Land.