

When recorded return to:
Richard McCalib and Donna McCalib
1493 Thompson Dr
Camano, WA 98282

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-4206
Sep 27 2019
Amount Paid \$8015.00
Skagit County Treasurer
By Marilyn Martich Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039538

CHICAGO TITLE
020039538

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey Alan Rogers and Vera Rogers, 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 Tara Crabtree, an unmarried person, Richard McCalib and Donna McCalib, husband and wife.

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 1, SHORT PLAT NO. 93-029, APPROVED SEPTEMBER 27, 1993, RECORDED SEPTEMBER 28, 1993, IN BOOK 10 OF SHORT PLATS, PAGES 238 AND 239, UNDER RECORDING NO. 9309280113, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P104058/ 350328-3-002-0403

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 23, 2019

Jeffrey Alan Rogers
Jeffrey Alan Rogers
Vera Rogers
Vera Rogers

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that Jeffrey Alan Rogers and Vera Rogers
is/are the person(s) who appeared before me, and said person(s) acknowledged that
he/she/they signed this of instrument and acknowledged it to be his/hers/their free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 9-25-19

Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2020

Notary Public
State of Washington
Jennifer Brazil
Commission Expires 07/25/2020

EXHIBIT "A"
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: underground electric transmission and distribution
Recording Date: December 29, 1978
Recording No.: 893949
Affects: North half of the Northwest quarter of the Southwest quarter Section 38, Township 35 North, Range 3

2. 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: underground electric transmission and distribution
Recording Date: August 10, 1993
Recording No.: 9308100140
Affects: as described in said instrument

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 Short Plat 93-029:

Recording No: 9309280113

4. 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: transmission and distribution system
Recording Date: February 1, 1994
Recording No.: 9402010069
Affects: underground electric transmission

5. 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: underground electric transmission and distribution
Recording Date: October 3, 1994
Recording No.: 9410030101
Affects: as described in said instrument

6. Agreement for alternative sewage system installation and the terms and conditions thereof:

Executed by: David G. Binns and Newellhurst Inc.
Recording Date: October 5, 1994
Recording No.: 9410050099

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: transmission, distribution and sale of electricity
Recording Date: October 4, 2010
Recording No.: 201010040197
Affects: as described in said instrument

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

Granted to: Verizon Northwest Inc., a Washington corporation

EXHIBIT "A"

Exceptions
(continued)

- Purpose: communication service, power service and related services
Recording Date: October 12, 2010
Recording No.: 201010120114
Affects: The West 10 feet of property
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: B & R LLC aka B & R #1 LLC
Purpose: ingress, egress and utilities
Recording Date: May 24, 2017
Recording No.: 201705240087
Affects: Lot 1 and 3 of Short Plat
10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. City, county or local improvement district assessments, if any.