



201912130104

12/13/2019 01:47 PM Pages: 1 of 6 Fees: \$108.50
Skagit County Auditor

When recorded return to:

Peter Nunzio Borreggine, Jr. and Danette R. Lamkin-Borreggine
39844 Willard Lane
Concrete, WA 98237

GUARDIAN NORTHWEST TITLE CO.

19-1918

STATUTORY WARRANTY DEED

THE GRANTOR(S) Fevrusa Sharipoff, Trustee of Sharipoff Family Trust, PO Box 962, Mulino, OR 97042,

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

in hand paid, conveys, and warrants to Peter Nunzio Borreggine, Jr. and Danette R. Lamkin-Borreggine, husband and wife

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: Property 1: Lot 10 Willard Estates

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): P116235 & 4747-000-010-0000

Dated: Dec 10-19

Sharipoff Family Trust

By: [Signature]
Fevrusa Sharipoff, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

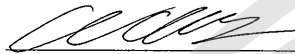
201953910
DEC 13 2019

Amount Paid \$ 152.40
Skagit Co. Treasurer
By: MK Deputy

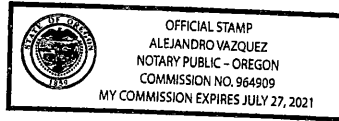
STATE OF *Oregon*
COUNTY OF *Marion*

I certify that I know or have satisfactory evidence that Fevrusa Sharipoff, Trustee of Sharipoff Family Trust 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: *10th* day of *December*, 2019


Signature

Notary Public
Title



My appointment expires: *July 27, 2021*

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 39844 Willard Lane, Concrete, WA 98237
Tax Parcel Number(s): P116235 & 4747-000-010-0000

Property Description:

Lot 10, WILLARD ESTATES, according to the plat thereof recorded December 23, 1999, under Auditor's File No. 199912230062, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT B
19-1918-KH

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

4. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

5. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

9. Any question that may arise regarding mislocated fence lines along the Easterly and Westerly lines of the subject property, as disclosed by the Survey recorded under Auditor's File No. 9102040045.

10. Terms and conditions of Order, Variance and the reconsideration of such, as recorded under the following Auditor's File Nos.: 9808170133, 9808170134, 9810120109 and 9810120110, records of Skagit County, Washington.

11. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee:
Puget Sound Energy, Inc.
Dated:

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1918-KH

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April 8, 1999

Recorded:

April 20, 1999

Auditor's No:

9904200136

Purpose:

Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

12. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision:

Willard Estates

Recorded: December 23, 1999

Auditor's No.:

199912230062

13. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: November 23, 1999

Recorded: December 23, 1999

Auditor's No: 199912230063

Executed by: Willard M. Hendrickson and Ida M. Hendrickson

14. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County

And: Willard Hendrickson

Dated: November 6, 1999

Recorded: December 23, 1999

Auditor's No: 199912230064

Regarding: Landscaping Agreement to Skagit County

15. Lot certification, including the terms and conditions thereof, recorded September 16, 2005 as Auditor's File No. 200509160029. Reference to the record being made for full particulars. The company makes no determination as to its affects.

16. Regulatory notice/agreement regarding Administrative Decision PL05-0332 / Set-backs that may include covenants, conditions and restrictions affecting the subject property, recorded March 24, 2006 as Auditor's File No. 200603240164 .

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.

17. Regulatory notice/agreement regarding Surface water source limited / Mitigation summary that may include covenants, conditions and restrictions affecting the subject property, recorded October 10, 2013 as Auditor's File

Statutory Warranty Deed
LPB 10-05

No. 201310100087.

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.