

When recorded return to:
Robert Oates and Jennifer Scott
18212 73rd Ave W
Edmonds, WA 98026

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2080

Jun 12 2020

Amount Paid \$2165.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020042784

Escrow No.: 620042784

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald E. Schmidt, a married man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Robert Oates and Jennifer Scott, a married couple

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

LOT 11, PLAT OF SAUK RIVER ESTATES, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 13 AND 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.
LOT 12, TRACT 1.

TOGETHER WITH INTEREST IN TRACTS A THRU G.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P68864 / 3994-000-012-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 6-11-2020

Donald E. Schmidt
Donald E. Schmidt

Jeanne Schmidt
Jeanne Schmidt

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Donald E. Schmidt and Jeanne Schmidt are the persons who appeared before me, and said person 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: June 11, 2020

Alysa Hudson
Name: Alysa Hudson
Notary Public in, and for the State of Washington
Residing at: Wington
My appointment expires: 03.01.2024

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

EXHIBIT "A"
Exceptions

1. 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 Sauk River Estates:

Recording No: 604613

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/or distribution line

Recording Date: May 23, 1979
Recording No.: 7905230014

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3. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Assessments, if any, levied by Sauk River Estates Homeowners Association.
6. City, county or local improvement district assessments, if any.