



202007310140

07/31/2020 03:11 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:
Entropy Properties LLC
17035 76th Ave W
Edmonds, WA 98026-5004

Land Title and Escrow

01-179309-0

STATUTORY WARRANTY DEED

Order No.: 20-4909WA
Title Order No.: 20-4909WA

THE GRANTOR(S)

James Devine, a married man, *as his separate estate*

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

Entropy Properties LLC, a Limited Liability Company

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

See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.

Abbreviated Legal: Lot 2, SP 96-089 AF #9611130057 (Ptn NE 1/4 NW 1/4, 11-35-7 E W.M.)

Tax Parcel Number(s): P101472

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20202886
JUL 31 2020

Amount Paid \$ 3845.00
Skagit Co. Treasurer
By *[Signature]* Deputy

SUBJECT TO ALL THOSE EASEMENTS, COVENANTS AND RESTRICTIONS LISTED IN SCHEDULE A, ATTACHED HERETO AND INCORPORATED HEREIN.

A. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT: Plat/Short Plat: 96-089 Recorded: November 13, 1996 Auditor's No.: 9611130057

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: Grantee: Puget Sound Power and Light Company, a corporation Purpose: For transmission line Area Affected: Reference being hereby made to the record for full particulars Dated: May 6, 1925 Recorded: June 30, 1923 Auditor's No.: 183345

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: Grantee: Pacific Northwest Traction Company, a corporation Purpose: For transmission lines Area Affected: Reference being hereby made to the record for full particulars Dated: November 5, 1912 Recorded: November 8, 1912 Auditor's No.: 93625

D. Provision in the contract dated December 3, 1965, recorded December 8, 1965, under Auditor's File No. 675669, relative to reservation of an easement and water rights, as follows: ".and the sellers specifically reserve and hold unto themselves perpetual right and easement over, along, in and across the East ½ of the Northwest ¼ EXCEPT the North 30 acres thereof, in Section 11, Township 35 North, Range 7 East, W.M., Skagit County, Washington, for a water line or pipe or system with full right to keep, maintain, repair, replace, reconstruct or rebuild a waterline, pipe or system therein and shall have the continued right and use of said property along the said waterline where the same now is for ingress and egress thereto and therefrom and entry on said property along the easement for all said purposes and which easement and right shall be and is appurtenant to and part and parcel of the 6-acre tract hereinabove reserved, and reserve from the operation of this contract all rights or interest in that easement and water right dated August 8, 1953, and filed in the Office of the Auditor of Skagit County, Washington, under File No. 491722 and recorded in 257 of Deeds, page 678; provided, however, that as a personal right, the purchasers herein shall have the right to use the surplus water coming in said line which is not needed by the sellers and which right sellers may terminate; provided, in any entry by sellers under the reserved easement, sellers shall be liable to purchasers for any loss, damage or injury to crops and property and shall replace all disturbed soil and keep disturbed area level with surrounding areas; and provided further that the sellers do hereby give, grant and convey to the purchasers continued easement and right to keep and maintain and have all electric power supply poles, lines and appurtenances thereto, in, over, and across the aforesaid 6-acre tract hereinabove reserved to the sellers with the perpetual right of ingress and egress thereto and thereon and entry therein for any repairs, replacement, reconstruction, rebuilding or replacement of said power lines, and shall further have the right at any time and the easement is hereby granted to the purchasers to put or place said power lines or transmission lines in and under the ground in said 6-acre tract, and that said easement shall be appurtenant to and part and parcel of the property herein sold by the sellers to the purchasers, and that as to the property herein sold, all wells, water systems or pumping plants on the premises herein sold shall be deemed and are hereby declared to be part and parcel of the real estate herein agreed to be sold and that the sellers convey and sell to the purchasers the said property together with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining."

E. TITLE NOTIFICATION AND THE TERMS AND CONDITIONS THEREOF: BETWEEN: Skagit County AND: Property adjacent to designated natural resource lands title notification RECORDED: November 18, 1996 AUDITOR'S NO.: 9611180079 REGARDING: This parcel lies in or within 300 feet of an area designated as resource lands by Skagit County. A variety of natural resource land activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals including herbicides, pesticides, and fertilizers, or from spraying, pruning, harvesting or extraction which occasionally generates dust, smoke, noise, and odor. Skagit County has established resource uses as priority uses on designated natural resource lands. Residents should be prepared to accept such inconveniences or discomfort from normal, necessary natural resource lands operations when performed in compliance with best management practices and local, state, and federal law. Resource lands include Rural Resource - NRL, Agriculture - NRL, Industrial Forest NRL and Secondary Forest - NRL and Mineral Resource Overlay


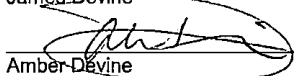
F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: Grantee: Puget Sound Power & Light Company, a Washington corporation, successor and assigns Purpose: Grantee shall have the right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use one or more electric distribution systems over and/or under the Easement Area, together with all necessary or convenient appurtenances thereto, which may include but are not limited to the following: a) Overhead facilities, b) Underground facilities. Area Affected: Easement Area ten (10) feet in width having five (5) feet of such width on each side of the centerline of Grantee's facilities located as constructed or to be constructed, extended or relocated on the subject property. Dated: December 10, 1996 Recorded: February 4, 1997 Auditor's No.: 9702040091

G. TITLE NOTIFICATION AND THE TERMS AND CONDITIONS THEREOF BETWEEN: Skagit County AND: Michael McCrear RECORDED: February 23, 2000 AUDITOR'S NO.: 200002230014 REGARDING: This parcel lies in or within 300 feet of an area designated as resource lands by Skagit County. A variety of natural resource land activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals including herbicides, pesticides, and fertilizers, or from spraying, pruning, harvesting or extraction which occasionally generates dust, smoke, noise, and odor. Skagit County has established resource uses as priority uses on designated natural resource lands. Residents should be prepared to accept such inconveniences or discomfort from normal, necessary natural resource lands operations when performed in compliance with best management practices and local, state, and federal law. Resource lands include Rural Resource - NRL, Agriculture - NRL, Industrial Forest - NRL and Secondary Forest - NRL and Mineral Resource Overlay

H. MATTERS DISCLOSED BY RECORD OF SURVEY: Recorded: June 13, 1997 Auditor's File No.: 9706130018 (Affects portion of subject premises and other lands)

I. MATTERS DISCLOSED BY RECORD OF SURVEY: Recorded: December 22, 2005 Auditor's File No.: 200512220107 (Affects portion of subject premises and other land)

Dated: July 28, 2020

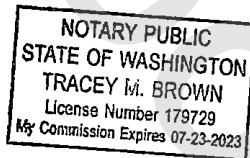

James Devine

Amber Devine

State of Washington
County of Island

I certify that I know or have satisfactory evidence that James Devine and Amber Devine are the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act and deed for the uses and purposes mentioned herein.

Dated 07/29/2020





Notary Public in and for the State of Washington
Residing at: Camano Island
Appointment Expiration: 07/23/2023

EXHIBIT A
Legal Description

PARCEL A: Lot 2, of Skagit County Short Plat No. 96-089, approved November 5, 1996, recorded November 13, 1996, in Volume 12 of Short Plats, page 159, under Auditor's File No. 9611130057; being a portion of the Northeast ¼ of the Northwest ¼ in Section 11, Township 35 North, Range 7 East, W.M. Situate in the County of Skagit, State of Washington.

PARCEL B: TOGETHER WITH a 20 foot easement for ingress, egress and utilities, affecting the Northerly portion of Lot 1, of Skagit County Short Plat No. 96-089., approved November 5, 1996, recorded November 13, 1996, in Volume 12 of Short Plats, page 159, under Auditor's File No. 9611130057; being a portion of the Northeast ¼ of the Northwest ¼ in Section 11, Township 35 North, Range 7 East, W.M. Situate in the County of Skagit, State of Washington.

SUBJECT TO ALL THOSE EASEMENTS, COVENANTS AND RESTRICTIONS LISTED IN SCHEDULE A, ATTACHED HERETO AND INCORPORATED HEREIN.