

When recorded return to:
Jody Clemo and Michael Clemo
24278 Walker Valley Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3620

Sep 11 2020

Amount Paid \$10230.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620043362

Escrow No.: 620043362

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gerald W. Lindquist, who also appears of records as Gerald E. Lindquist and Peggy Lindquist, 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 Jody Clemo and Michael Clemo, 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. SE SW, 31-34-5E, W.M. and Lots 1-13, Bk 1, Lots 1-17, Bk 3, Lots 1-18, Bk. 4, Town of Montborne

Tax Parcel Number(s): P30555 / 340531-3-008-0301, P30556 / 340531-3-008-0400, P74577 / 4135-001-013-0003, P74579 / 4135-003-017-0005, P74580 / 4135-004-018-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 9-9-2020

Gerald W. Lindquist
Gerald W. Lindquist

Peggy D. Lindquist
Peggy D. Lindquist

State of Washington
County of Skaagit

I certify that I know or have satisfactory evidence that Gerald W. Lindquist and Peggy D. Lindquist 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/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 09 2020

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

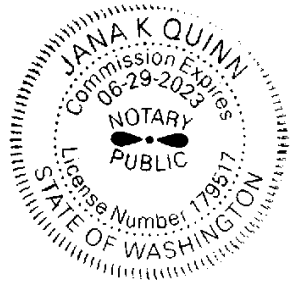


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P30555 / 340531-3-008-0301, P30556 / 340531-3-008-0400, P74577 /
4135-001-013-0003, P74579 / 4135-003-017-0005 and P74580 /
4135-004-018-0002

Parcel "A"

That portion of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 31, Township 34 North, Range 5 East, Willamette Meridian, lying East of a line 30 feet East of and parallel with the centerline of County Road No. 561, known as the New Walker Valley Road, and lying South of the following described line:

BEGINNING at a point on the East line of said subdivision that is North 0° 34' 15" East, a distance of 300 feet from the Southeast corner thereof; thence South 87° 36' 30" West, a distance of 300 feet to a point on a line 30 feet East of the centerline of the County Road and the terminus of this line description.

Situated in Skagit County, Washington.

Parcel "B"

Lots 1 through 13, inclusive, Block 1, Lots 1 through 17, inclusive, Block 3; Lots 1 through 18, inclusive, Block 4, "Plat Of The Town Of Montborne, Skagit County, Washington", as per plat recorded in Volume 2 of Plats, Page 80, records of Skagit County, EXCEPTING THEREFROM all County Roads and railroad rights-of-way.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the West 20 feet of the South 320 feet of the following described tract:

Tract 2 of Skagit County Short Plat No. 78-80, approved July 17, 1980, recorded July 21, 1980, under Auditor's File No. 8007210044, in Book 4 of Short Plats, Page 148, and the West 20 feet of vacated Walker Valley Road CXXVIII as shown on the face of said Short Plat; being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 31, Township 34 North, Range 5 East, Willamette Meridian.

Also TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the South 20 feet of the following described tract:

All of that portion of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 31, Township 34 North, Range 5 East, Willamette Meridian, described as follows:

BEGINNING at the Southeast corner of said Subdivision; thence North 0° 34' 15" East, 300.00 feet along the East line of said subdivision to the point of beginning; thence North 0° 34' 15" East, 399.34 feet; thence South 88° 38' West; 301.98 feet to a point on the East line of the County Road said point being 30.00 feet measured at right angles from the centerline of said County Road; thence South 0° 15' 30" West along said East line 404.60 feet; thence North 87° 36' 30" East, 300.00 feet to the point

EXHIBIT "A"
Legal Description
(continued)

of beginning. Less the North 300.00 feet as measured along the East line of said subdivision. (Also known as Parcel 4 of Short Plat No. 61-72 dated September 7, 1972, and approved October 16, 1972.)

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions and reservations 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: February 21, 1921
Recording No.: 147991

2. Terms, Covenants, Conditions, Notes and Restrictions, as contained in an instrument, including the terms, covenants and provisions thereof

Recording No.: 865759

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

Granted to: Pacific Northwest Pipeline Corp.
Purpose: Right-of-way
Recording Date: September 14, 1945
Recording No.: 541488

4. Covenants, conditions, restrictions and easements, 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: September 29, 1977
Recording No.: 865759

5. Fence line encroachment over and across the Westerly portion of Tract 2 of Short Plat 78-80 as delineated on the face of the plat

Recording No.: 8312060019

6. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,

Recording Date: June 6, 2007
Recording No.: 200706060155

EXHIBIT "B"

Exceptions
(continued)

7. 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 18, 1982
Recording No.:	8205180016

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

9. City, county or local improvement district assessments, if any.