



201708080062

Skagit County Auditor

\$76.00

8/8/2017 Page

1 of

3 3:47PM

When recorded return to:
Bernie J. Stebar
23531 Bernie Morris Court
Mount Vernon, WA 98274

Recorded at the request of:
 Guardian Northwest Title
 File Number: 114329

Statutory Warranty Deed

THE GRANTOR Mark J. Coker, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Bernie J. Stebar, a married man, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

GUARDIAN NORTHWEST TITLE CO.

Abbreviated Legal:

Section 36, Township 34 North, Range 4 East, NW NE (aka Lot 2 SP 99-0019)

Tax Parcel Number(s): **P116515, 340436-1-001-0300**

114329-1

Lot 2, Short Plat No. 99-0019, approved April 11, 2000, recorded April 12, 2000 under Auditor's File No. 200004120016, records of Skagit County, Washington, being a portion of the Northeast ¼ of the Northwest ¼ and the Northwest ¼ of the Northeast ¼ of Section 36, Township 34 North, Range 4 East, W.M..

TOGETHER WITH a non-exclusive easement for access and utilities as delineated on the face of said Short Plat as "Bernie Morris Court".

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 "A" attached hereto

Dated 8-4-17

Mark J. Coker
 Mark J. Coker

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

20173691
 AUG 08 2017

Amount Paid \$ 4,277.00
 Skagit Co. Treasurer
 By Man Deputy

STATE OF Washington }
 COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Mark J. Coker, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8-4-17

Cheryl A. Froehlich
 Printed Name: Katie Hickok Cheryl A. Froehlich
 Notary Public in and for the State of Washington
 Residing at Sedro Woolley
 My appointment expires: 1/07/2019 03/1/20

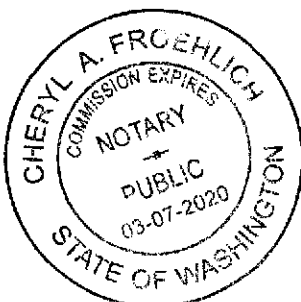


Exhibit A
SCHEDULE "B-1"

EXCEPTIONS:

A. Terms and conditions of that variance as granted by Skagit County Variance VA 99-0030 and recorded May 10, 1999 under Auditor's File No. 9905100111.

B. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County Sewer District No. 2
And: Gary L. Lohman
Dated: July 7, 1999
Recorded: July 13, 1999
Auditor's No: 9907130073
Regarding: Developer Extension Agreement

C. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County Sewer District No. 2, Skagit County
Washington
And: Gary L. Lohman
Dated: July 7, 1999
Recorded: July 13, 1999
Auditor's No: 9907130071
Regarding: Developer Extension Agreement

D. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County Sewer District No. 2
And: Gary Lohman
Dated: November 9, 1999
Recorded: November 15, 1999
Auditor's No: 199911150120
Regarding: Sewer Service Agreement

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2
Dated: November 9, 1999
Recorded: November 15, 1999
Auditor's No: 199911150121
Purpose: Side Sewer Easement - cost of maintenance, repair or reconstruction - agreement shall be a covenant running with the land
Area Affected: An easement 6 feet wide for side sewer along the line of said side sewer
Affects Lots 1 and 2, Short Plat #99-0019 only

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2
Dated: November 9, 1999
Recorded: November 15, 1999
Auditor's No: 199911150122
Purpose: Side Sewer Easement - costs of maintenance, repair or reconstruction - agreement shall be a covenant running with the land
Area Affected: An easement 6 feet wide for side sewer along the line of said side sewer
Affects Lots 3 and 4, Short Plat #99-0019 only

G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2
Dated: November 9, 1999
Recorded: November 15, 1999
Auditor's No: 199911150123
Purpose: Access Easement - ingress and egress to a pump station site - shall be a covenant running with the land
Area Affected: Affects Lots 2 and 3, Short Plat #99-0019 only

II 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:

Short Plat No.: 99-0019
Recorded: April 12, 2000
Auditor's No.: 200004120016

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

Recorded: April 12, 2000
Auditor's No.: 200004120017
Executed By: Gary Lohman