



201309100028

When recorded return to:
Evelyn Mary Syverson
3731 Old Highway 99
Burlington, WA 98233

Skagit County Auditor \$75.00
9/10/2013 Page 1 of 4 1:22PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

1616 Cornwall Avenue, Suite 115
Bellingham, WA 98225

Escrow No.: 245360497

CHICAGO TITLE
620019690

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven E. Lewis and Louise Lewis, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Evelyn Mary Syverson, an unmarried woman

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

Abbreviated Legal: TRACT A, SCSP#32-75

Legal is attached hereto and made a legal part hereof

Tax Parcel Number(s): P49652

Subject to additional exceptions on Exhibit A attached hereto and made a part hereof

Dated: September 5, 2013

Steven E. Lewis

Louise Lewis

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20133689

SEP 10 2013

Amount Paid \$ 5,701.00
Skagit Co. Treasurer
By *Mary* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

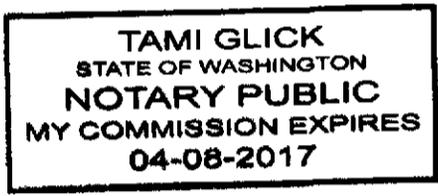
County of Whatcom

I certify that I know or have satisfactory evidence that Steven E. Lewis and Louise Lewis are the persons who appeared before me, and said persons 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: 9/6/13

Tami Glick

Tami K. Glick
Notary Public in and for the State of Washington
Residing at: Bellingham, WA
My appointment expires: April 8, 2017



Skagit County Auditor **\$75.00**
9/10/2013 Page 2 of 4 1:22PM

For APN/Parcel ID(s): P49652 / 360420-4-003-1411

That portion of the South Half of Section 20, Township 36 North, Range 4 East of the Willamette Meridian, Skagit County, Washington, described as follows:

Commencing at the Southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 20;
Thence North 89°43'53" West, along the South line of said Subdivision a distance of 2,096.55 feet;
Thence North 6°29'42" East a distance of 305.01 feet;
Thence North 89°43'53" West parallel to the South line of said subdivision 502.19 feet to the true point of beginning;
Thence continue North 89°43'53" West a distance of 200.61 feet to the Easterly right of way line of State Highway;
Thence South 5°56'19" East a distance of 305 feet along said right of way to the South line of the Northeast Quarter of the Southwest Quarter of said Section 20;
Thence South 89°43'53" East 29.42 feet along said subdivision to the Southeast corner of the Northeast Quarter of the Southwest Quarter;
Thence continue South 89°43'53" East a distance of 157.33 feet along the South line of the Northwest Quarter of the Southeast Quarter of said Section 20 to a point South 3°20'15" East from the true point of beginning;
Thence North 3°20'15" West 303.81 feet to the true point of beginning.

(Also known as Tract A, Skagit County Short Plat No. 32-75 approved September 3, 1975 and recorded September 4, 1975 in Volume 1 of Short Plats, page 57, under Auditor's File No. 823008, records of Skagit County, Washington.)

Situated in Skagit County, Washington.



201309100028

Skagit County Auditor

9/10/2013 Page

3 of

\$75.00

4 1:22PM

SCHEDULE A

SPECIAL EXCEPTIONS

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: January 12, 1953
Auditor's No.: 483832, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: 2 anchors as now located and agreed upon

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: June 1, 1993
Auditor's No.: 9306010063, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The West 10 feet of the North 50 feet

Easement, including the terms and conditions thereof, reserved by instrument(s);

Recorded: August 17, 1976
Auditor's No(s): 840688, records of Skagit County, Washington
In favor of: Betty Smith
For: Ingress, egress, drainage and utilities
Affects: The North 20 feet

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SKAGIT COUNTY SHORT PLAT NO. 32-75:

Recording No: 823008



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