



201412220078

Skagit County Auditor \$73.00
12/22/2014 Page 1 of 2 1:17PM

When recorded return to:
Michael Lorence and Kari Lorence
18091 Wood Road
Bow, WA 98232

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620022593

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20144868
DEC 22 2014

Amount Paid \$ 5523.⁰⁰
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jack A. McTaggart, a single man, as his separate estate for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Michael Lorence and Kari Lorence, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

The East 385 feet of the West 727 feet of the following described property;

That portion of Government Lot 2 and the Southeast Quarter of the Northwest Quarter of Section 19, Township 36 North, Range 4 East of the Willamette Meridian, lying North of the Wood Road and West of the Colony Road;

EXCEPT the North 20 acres thereof.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P49445 / 360419-0-003-0109

Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: December 17, 2014

Jack A. McTaggart
Jack A. McTaggart

State of Washington

County of Skagit



I certify that I know or have satisfactory evidence that Jack A. McTaggart 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: Dec 17, 2014

Deborah K. Flick
Name: DEBORAH K. FLICK
Notary Public in and for the State of WA
Residing at: Arlington WA
My appointment expires: 8/19/18

EXHIBIT "A"
Exceptions

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

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: January 7, 1949
Recording No.: 426881

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

Granted to: Trans Mountain Oil Pipe Line Corporation
Purpose: Oil pipe line
Recording Date: December 17, 1954
Recording No.: 510690
Affects: Exact location not disclosed of record

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

Recording Date: June 16, 2011
Recording No.: 201106160117
Matters shown: Encroachment of a fence onto the Northerly portion of said premises by approximately 25.25 feet

4. Any matters arising out of questions as to the exact location of the North boundary of said premises due to legal description by area instead of metes and bounds.

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



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