



201503270093

Skagit County Auditor

\$74.00

3/27/2015 Page

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3 3:32PM

**When recorded return to:**

Steve J. Hewitt  
16125 McLean Road  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620023211

**CHICAGO TITLE 620023211**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Nathan Craig Youngquist, an unmarried man  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Steven J. Hewitt, a married man, as his separate estate

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

Lots 4 and 5, Block 3, GINTHER'S PLAT OF WESTVIEW MANOR, according to the plat thereof,  
recorded in Volume 7 of Plats, page 89, records of Skagit County, Washington;

EXCEPT the North 2 feet of said Lot 4;

AND EXCEPT the West 80 feet of said Lots 4 and 5.

TOGETHER WITH that portion of the Southeast Quarter of the Southwest Quarter of the  
Northwest Quarter of Section 23, Township 34 North, Range 3 East of the Willamette Meridian,  
described as follows:

Beginning at the Southwest corner of said subdivision;  
Thence North along the West line of said Southeast Quarter of the Southwest Quarter of the  
Northwest Quarter a distance of 117.68 feet;  
Thence East a distance of 10 feet;  
Thence South parallel with the West line of said subdivision a distance of 117.68 feet to the South  
line thereof;  
Thence West a distance of 10 feet to the point of beginning;

EXCEPT road and ditch rights of way

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P70308, 4038-003-005-0007, P22407, 340323-2-012-0002

Subject to:

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

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**

2015 958

MAR 27 2015

Amount Paid \$ 3369  
Skagit Co. Treasurer  
By *nam* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: March 20, 2015

Nathan Craig Youngquist  
Nathan Craig Youngquist

State of WASHINGTON  
County of Skagit

I certify that I know or have satisfactory evidence that

Nathan Craig Youngquist  
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 20, 2015



Martin E. Lehr  
Name: Martin E. Lehr  
Notary Public in and for the State of WA  
Residing at: La Conner, WA  
My appointment expires: 2-9-19

**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, and restrictions contained in declaration of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: June 12, 1963  
Auditor's No.: 637102, records of Skagit County, Washington
2. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.