



201503270096

Skagit County Auditor

\$75.00

3/27/2015 Page

1 of

4 3:38PM

When recorded return to:

Jacob Michael Moyer and Kimberly Nichole Moyer
28260 Lake Cavanaugh Road
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620023234

By *h6*
Skagit Co. Treasurer
Deputy

Amount Paid \$ 2852.11

MAR 27 2015

2015959

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

STATUTORY WARRANTY DEED

THE GRANTOR(S) Timothy Brockman, a married man, as his separate estate, and Charlotte T Brockman, his spouse; and Tiffany Keefe, a married woman, as her separate estate; who acquired title as Tiffany A Brockman, a single woman

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

in hand paid, conveys, and warrants to Jacob Michael Moyer and Kimberly Nichole Moyer, husband and wife

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

That portion of the following described property which lies Southeasterly of Lake Cavanaugh Road No. 358:

That portion of the Northwest Quarter of the Southwest Quarter of Section 23, Township 33 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at a point on the East line of said Northwest Quarter of the Southwest Quarter, 500 feet North of the Southeast corner of said subdivision;
Thence due North along the East line of said subdivision a distance of 320 feet;
Thence North 77°00' West a distance of 554 feet;
Thence South 41°30' West a distance of 187 feet;
Thence South 65°00' East a distance of 732 feet to the point of beginning;

EXCEPT that portion lying Easterly of the line shown on survey recorded October 31, 1984, under Auditor's File No. 8410310011, which was established as the East line of subject property by Judgment entered January 23, 1985 in Skagit County Superior Court Cause No. 83-2-00521-6.

AND EXCEPT that portion of the following described property which lies Southeasterly of Lake Cavanaugh Road No. 358. INCLUDING a 2001 64x42 Liberty manufactured home, Serial No. 09L34275XTU, title of which has been eliminated.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P18226 / 330523-0-002-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 23, 2015

Timothy Brockman

Timothy Brockman

Charlotte T Brockman

Charlotte T Brockman

Tiffany Keefe

State of WASHINGTON

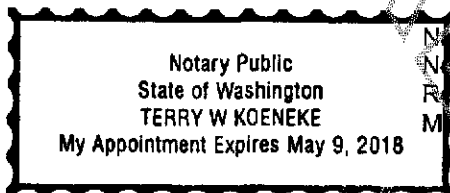
COUNTY of GRANT

I certify that I know or have satisfactory evidence that

TIMOTHY BROCKMAN AND CHARLOTTE T BROCKMAN

is/are the person(s) who appeared before me, and said person(s) acknowledged that (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: 25 MAR 2015



Name: Terry W Koeneke
Notary Public in and for the State of WA
Residing at: MOSES LAKE
My appointment expires: MAY 09, 2018

STATUTORY WARRANTY DEED
(continued)

Dated: March 23, 2015

Timothy Brockman

Charlotte T Brockman

7/7 wife

Tiffany Keefe

State of Washington King

of _____

I certify that I know or have satisfactory evidence that

Tiffany Keefe
_____ 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: 3.26.2015

Christiane S. Pieper

Name: Christiane S. Pieper
Notary Public in and for the State of WA
Residing at: Tacoma
My appointment expires: 03-02-2019



EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 6, 1940
Auditor's No(s): 327179, records of Skagit County, Washington
In favor of: Washington State Division of Forestry
For: Telephone Line
Affects: Undisclosed Location
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 17, 1961
Auditor's No(s): 603170, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 28, 1994
Auditor's No(s): 9407280010, records of Skagit County, Washington
In favor of: LuAnn Toepfen
For: Road
Affects: Portion of said premises
4. Record of Survey

Recording Date: October 31, 1984
Recording No.: 8410310011
5. Terms, conditions and restriction of that Critical Area Site Plan;
Recorded: January 19, 2001
Auditor's File No.: 200101190040, records of Skagit County, Washington
6. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands

Recording Date: January 23, 2001
Recording No.: 200101230026
7. 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 Surveys:

Recording No: 200105160089 and 200112200122
8. 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.