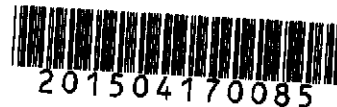


When recorded return to:
Shannon L. Lantis and Larry A. Lantis
8235 Maple Avenue
Sedro Woolley, WA 98284



Skagit County Auditor
4/17/2015 Page

1 of

\$74.00

3 11:37AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620022391

CHICAGO TITLE
620022391

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard V. Soren, 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 Shannon L. Lantis and Larry A. Lantis, wife and husband

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

A portion of the Northeast Quarter of the Northwest Quarter of Section 17, Township 35 North,
Range 6 East of the Willamette Meridian, as more fully described in Exhibit "A" which is attached
hereto and made a part hereof.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P41329 / 350617-2-013-0109

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Order 620022391, Schedule B, Special Exceptions, which are attached hereto and made
a part hereof.

Dated: April 3, 2015

Richard V. Soren Sr.
Richard V. Soren

20151246
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 17 2015

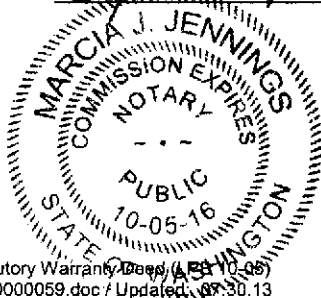
Amount Paid \$ 3066.60
Skagit Co. Treasurer
By Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Richard V. Soren
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: April 15, 2015



Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley
My appointment expires: 10/5/2016

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: March 5, 1999
Auditor's No(s): 9903050181, records of Skagit County, Washington
In favor of: David Barron and Pauline M. Barron, husband and wife
For: Ingress, egress, and utilities
Affects: Southerly portion
2. Assessments, if any, levied by City of Lyman.
3. 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.

EXHIBIT "A"

Order No.: 620022391

For APN/Parcel ID(s): P41329 / 350617-2-013-0109

A portion of the Northeast Quarter of the Northwest Quarter of Section 17, Township 35 North, Range 6 East of the Willamette Meridian, described as follows:

Commencing at the intersection of the Southerly line of the Puget Sound and Baker River Railroad Company right of way and the West line of the Prevedal Road;
Thence South along said West line, a distance of 335 feet;
Thence West, a distance of 5 feet;
Thence North, a distance of 20 feet to the South line of State Route 20;
Thence North 87°30'22" West along said South line, a distance of 290.00 feet to the point of beginning of this description;
Thence continuing North 87°30'22" West, a distance of 358.40 feet to a point 700.00 feet West of the East line of the Northeast Quarter of the Northwest Quarter of said Section;
Thence South 02°03'18" West parallel with the East line of said Northwest Quarter, a distance of 276.15 feet to a point which is 700.00 feet West and 936.15 feet South of the Northeast corner of the Northwest Quarter of said section;
Thence South 87°30'22" East, a distance of 99.50 feet;
Thence South 02°03'18" West, a distance of 117.85 feet;
Thence North 87°30'22" West, a distance of 13.50 feet;
Thence South 02°03'18" West, a distance of 156.00 feet to a point on the south line of that certain tract described in deed to F.M. and Mary L. Foster filed in Auditor's File No. 146372;
Thence South 87°30'22" East along the South line of said Foster tract, a distance of 180.00 feet to an angle point on the Westerly line of that certain tract described in deed to First Baptist Church of Lyman filed in Auditor's File No. 9505120083;
Thence North 02°03'18" East along the West line of said Church tract, a distance of 156 feet;
Thence South 87°30'22" East along the Northerly line of said Church tract, a distance of 382.42 feet to the West line of Prevedal Road;
thence North 02°46'49" East along the West line of Prevedal Road, a distance of 60.00 feet;
Thence North 58°11'20" West, a distance of 334.93 feet; thence North 02°03'18" East, a distance of 170.00 feet to the point of beginning of this description.

EXCEPT that portion of the Northeast Quarter of the Northwest Quarter of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Commencing at the intersection of the Southerly line of the Puget Sound and Baker River Railroad Company right-of-way and the West line of the Prevedal Road;
Thence South along said West line, a distance of 335 feet;
Thence West, a distance of 5 feet;
Thence North, a distance of 20 feet to the South line of State Highway No. 20;
Thence North 87° 30'22" West along said South line, a distance of 648.40 feet to a point 700.00 feet West of the East line of the Northeast Quarter of the Northwest Quarter of said Section, said point being the TRUE POINT OF BEGINNING;
Thence South 02° 03'18" West parallel with the East line of said Northwest Quarter, a distance of 276.15 feet, to a point which is 700.00 feet West and 936.16 feet South of the Northeast corner of said Northwest Quarter of said Section, said point being also the Northwest corner of those premises conveyed to Russell R. Poore, et ux, by deed recorded as Auditor's File No. 9802120045;
Thence South 87° 30'22" East along the North line of said Poore tract, a distance of 99.50 feet;
Thence North 02° 03'18" East parallel with the East line of said Northwest Quarter of said Section, a distance of 276.15 feet, more or less, to the South line of said State Highway No. 20;
Thence North 87° 30'22" West along said South line to the TRUE POINT OF BEGINNING.

Situated in Skagit County, Washington.