

When recorded return to:  
Donald R Stroud  
8263 Emmanuel Lane  
Concrete, WA 98237



Skagit County Auditor  
4/24/2015 Page 1 of 4 1:49PM \$75.00

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No.: 620023406

CHICAGO TITLE  
620023406

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kristine D. Moe and David Lim, wife and husband  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Donald R Stroud and Marianne C Lee, both unmarried persons

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

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

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

Lot(s): 4 SKAGIT COUNTY SHORT PLAT NO. 96-015 Tax/Map ID(s):

Tax Parcel Number(s): P107837 / 350715-1-004-0500,

Subject to:

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

Dated: April 20, 2015

\_\_\_\_\_  
Kristine D. Moe

\_\_\_\_\_  
David Lim

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2015 1352

APR 24 2015

Amount Paid \$ 4631.22  
Skagit Co. Treasurer  
By Deputy

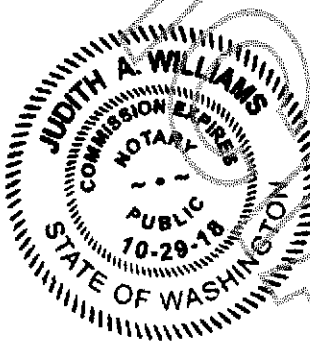
STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON  
COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that Kristine D. Moe and David Lim 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: APRIL 22, 15  
Judith A. Williams  
Name: JUDITH A. WILLIAMS  
Notary Public in and for the State of WA.  
Residing at: STANWOOD  
My appointment expires: 10/29/18



UNRECORDED ORIGINAL DOCUMENT

**EXHIBIT "B"**  
Exceptions

1. Terms and conditions of variance and modification thereof;  
Recorded: December 14, 1993; March 8, 1994; and July 7, 1995  
Auditor's No.: 9312140050; 9312140051; 9403080042; and 9507310039, records of  
Skagit County, Washington
2. 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. 96-0015:  
  
Recording No: 9606110053
3. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
4. Non-Exclusive Easement and Maintenance Declaration and the terms and conditions thereof  
  
Recording Date: June 11, 1996  
Recording No.: 9606110056
5. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 30, 1996  
Auditor's No(s): 9608300041, records of Skagit County, Washington  
In favor of: Kitsap Land Corporation, John W. Smith and Joyce E. Smith, husband and wife  
For: Ingress, egress, drainage and utilities
6. Non-Exclusive Easement and Maintenance Declaration and the terms and conditions thereof  
  
Recording Date: April 22, 1997  
Recording No.: 9704220125
7. Title Notification - Property Designated Rural Resource Lands and the terms and conditions thereof  
  
Recording Date: April 3, 1997 and July 10, 2000  
Recording No.: 9704030060 and 200007100067
8. Waiver and Covenant Not to Sue Skagit County and Adjacent to natural Resource Land Property Owners and the terms and conditions thereof  
  
Recording Date: July 10, 2000  
Recording No.: 200007100068

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P107837 / 350715-1-004-0500**

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**PARCEL A:**

Lot 4, SKAGIT COUNTY SHORT PLAT NO. 96-0015, approved June 4, 1996, and recorded June 11, 1996, in Volume 12 of Short Plats, pages 109 and 110, under Auditor's File No. 9606110053, records of Skagit County, Washington; being a portion of the West Half of the Northeast Quarter of Section 15, Township 35 North, Range 7 East of the Willamette Meridian.

Situated in Skagit County, Washington.

**PARCEL B:**

A non-exclusive easement for ingress, egress, and utilities, over and across Emmanuel Lane as shown on said SKAGIT COUNTY SHORT PLAT NO. 96-0015, approved June 4, 1996, and recorded June 11, 1996, in Volume 12 of Short Plats, pages 109 and 110, under Auditor's File No. 9606110053, records of Skagit County, Washington, and as described in Declaration of Easement recorded June 11, 1996, under Auditor's File No. 9606110056, records of Skagit County, Washington.

Situated in Skagit County, Washington.