

When recorded return to:

Jonathan W. Middlemist and Erin L. Middlemist
46303 Forest Place
Concrete, WA 98237



201506100053

Skagit County Auditor

\$75.00

6/10/2015 Page

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4 1:36PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620022242

CHICAGO TITLE

620022242

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sharon Stewart, an unmarried person, as her 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 Jonathan W. Middlemist and Erin L. Middlemist, a married
couple

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.)

PTN BLK 2, PLAT OF CEMENT CITY

Tax Parcel Number(s): P70737 / 4057-002-011-0007

Subject to:

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

Dated: June 3, 2015

Sharon Stewart by Erin Groh
Sharon Stewart *her attorney in fact*

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015-2139
JUN 10 2015

Amount Paid \$ 2,746.20
Skagit Co. Treasurer
By *mont* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that Erin Groh

is are the person(s) who appeared before me, and said person acknowledged that (he/~~she~~/they) signed this instrument, on oath stated that (he/~~she~~/they) was authorized to execute the instrument and acknowledged it as the _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 9, 2015

Kathryn A. Freeman

Name: Kathryn A. Freeman

Notary Public in and for the State of WA

Residing at: Snohomish

My appointment expires: 9-01-2018

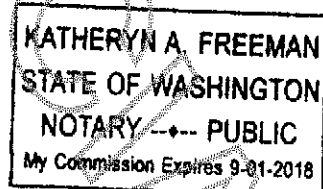


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P70737 / 4057-002-011-0007

Parcel A:

Lots 6 through 8, inclusive, Block 2, PLAT OF CEMENT CITY, according to the plat thereof recorded in Volume 3 of Plats, page 47, records of Skagit County, Washington;

EXCEPT that portion thereof conveyed to the State of Washington for highway purposes by deed dated July 25, 1960, recorded August 16, 1960, under Auditor's File No. 597685, records of Skagit County, Washington.

Parcel B:

Lot 11, Block 2, PLAT OF CEMENT CITY, according to the plat thereof recorded in Volume 3 of Plats, page 47, records of Skagit County, Washington;

TOGETHER WITH the North 20 feet of vacated Forest Avenue adjoining; EXCEPT that portion of said premises conveyed to the State of Washington for highway purposes by deed dated July 26, 1960, and recorded August 16, 1960, under Auditor's File No. 597686, records of Skagit County, Washington;

ALSO, those portions of Lots 9, 10 and 11 and the partially vacated alley in Block 2 and vacated Forest Avenue shown on the PLAT OF CEMENT CITY, according to the plat thereof recorded in Volume 3 of Plats, page 47, records of Skagit County, Washington; conveyed to Scott Kleinhuisen and Shannon Kleinhuisen, husband and wife, by deed recorded February 19, 1988, under Auditor's File no. 8802190029, records of Skagit County, Washington, and described as follows:

Beginning at the intersection of the West line of Block 2 of the PLAT OF CEMENT CITY, according to the plat thereof recorded in Volume 3 of Plats, page 47, records of Skagit County, Washington, with the Northerly right-of-way line of State Highway Route No. 20 (PSH No. 16/SSH No. 17-A), Concrete Vicinity, according to the plan thereof recorded and on file in the Office of the Secretary of Transportation at Olympia, Washington, bearing date of approval April 5, 1960, as said centerline survey was delineated on said plan July 7, 1960, date of that deed from Violet Gardinier to the State of Washington recorded under Auditor's File No. 597685, records of Skagit County, Washington; thence South 12°30'49" West along the West line of said Block 2 and its Southerly projection, a distance of 74.34 feet to the Northerly right-of-way line of SR20, Concrete D St. to East Corporate Limits, according to the plan thereof of record and on file in the Office of the Secretary of Transportation at Olympia, Washington, bearing date of approval November 19, 1970; thence South 70°08'21" East along the Northerly right-of-way line of SR20, Concrete D St. to East Corporate Limits, a distance of 151.24 feet to a point on the Southerly projection of Lot 12, Block 11 of said Plat of CEMENT CITY thence North 12°30'49" East along Southerly projection of the Westerly line of said Lot 12, a distance of 47.49 feet to the Northerly right-of-way line of said State Highway Route No. 20 (PSH No. 16/SSH No. 17-A), Concrete Vicinity, (the chord of which has a bearing of North 60°22'16" West and a length of 156.95), to the point of beginning of this description.

All situate in Skagit County, State of Washington.

EXHIBIT "B"
Exceptions

1. Terms and conditions of Boundary Line Adjustment

Recording Date: February 19, 1988
Recording No.: 8802290029
Affects: Parcel B

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

Granted to: Town of Concrete
Purpose: Sewer line
Recording Date: February 25, 1988
Recording No.: 8802250005
Affects: Parcel B - Exact location and extent of easement is undisclosed of record

3. Public or private easements, if any, over vacated portion of said premises.

4. Assessments, if any, levied by City of Concrete.

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