



201506260161

Skagit County Auditor \$75.00  
6/26/2015 Page 1 of 4 3:41PM

When recorded return to:  
Stacey Snodgrass and Justin Snodgrass  
10892 Sterling Road  
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620024092

CHICAGO TITLE

620024092

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Leroy Brace, a married man, as his separate estate; and Susan Brace, his spouse  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Stacey Snodgrass and Justin Snodgrass, wife and husband

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

Lot 3 of SKAGIT COUNTY SHORT PLAT NO. 92-78, approved December 6, 1978 and recorded December 6, 1978 under Auditor's File No. 892597, in Volume 3 of Short Plats, page 45, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Southeast Quarter of Section 27, Township 35 North, Range 4 East of the Willamette Meridian, EXCEPT the two following described portions thereof:

1. Beginning at the Northeast corner of said Lot 3, which point is also the Southeast corner of Tract B of Short Plat No. 59-78, recorded in Volume 2 of Short Plat, Page 248, as Auditor's File No. 885077; Thence South 89 degrees 49'12" West 125 feet to the Southwest corner of said Tract B; Thence North 00 degrees 10' 65" West 10 feet to an angle point in the North line of said Lot 3; Thence West along said North line of Lot 3, 180 feet; Thence South parallel with the East line of the County Road known as Sterling Road 475 feet; Thence East 305 feet, more or less to the East line of said County Road; Thence North along said road 465 feet, more or less to the point of beginning.

2. The North 215 feet of the West 298.28 feet thereof.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P37917 / 350427-4-005-0001, P37915 / 350427-4-003-0003,

Subject to:

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


SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX


20152425  
JUN 26 2015

Amount Paid \$ 694.70  
By Skagit Co. Treasurer  
Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 23, 2015

  
\_\_\_\_\_  
Leroy Brace

  
\_\_\_\_\_  
Susan Brace

State of \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_

I certify that I know or have satisfactory evidence that

\_\_\_\_\_ 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: \_\_\_\_\_

*See Attached*

Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Solano )

On June 23, 2015 before me, Sandra Smith, Notary Public  
(insert name and title of the officer)

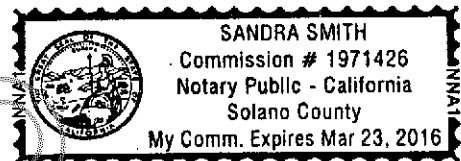
personally appeared Leidy Brace and Susan Brace  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

[Signature] (Seal)



**EXHIBIT "A"**  
**Exceptions**

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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. 92-78:

Recording No.: 892597

2. Letter/ Notice and the terms and conditions thereof:

Recording Date: April 9, 2001  
Recording No.: 200104090120

3. Title Notification - Special Flood Hazard Area and the terms and conditions thereof:

Recording Date: November 1, 2001  
Recording No.: 200111010134

4. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands and the terms and conditions thereof:

Recording Date: November 1, 2001  
Recording No.: 200111010135

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

6. The Land has been classified as Farm and Agricultural and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: April 21, 1971  
Recording No.: 751487

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

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.