



201506300136

Skagit County Auditor \$74.00
6/30/2015 Page 1 of 3 1:56PM

When recorded return to:
Paul Mayes and Elizabeth ONeill
2375 Old Highway 99 North Road
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620024261

CHICAGO TITLE
620024261

STATUTORY WARRANTY DEED

THE GRANTOR(S) M. Allison Alderman, an unmarried individual
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Paul Mayes and Elizabeth ONeill, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:

PARCEL A:

The North one-third of the Southeast Quarter of the Northwest Quarter of Section 17, Township 36 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for road and utility purposes only, over and across the North 30 feet of that portion of the South Half of the Southwest Quarter of the Northwest Quarter of Section 17, Township 36 North, Range 4 East of the Willamette Meridian, lying East of the State Highway;

TOGETHER WITH a non-exclusive easement for road and utility purposes only, over and across the West 30 feet of that portion of the South Half of the North two-thirds of the Southeast Quarter of the Northwest Quarter of Section 17, Township 36 North, Range 4 East of the Willamette Meridian, North of the Easterly extension of the South line of the North 30 feet of the South Half of the Southwest Quarter of the Northwest Quarter of said Section 17.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P49332 / 360417-2-007-0004

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620024261, Schedule B, Special Exceptions, which are attached hereto and made a part hereof.

Dated: June 24, 2015


M. Allison Alderman

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20152479
JUN 30 2015

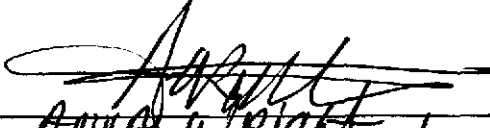
Amount Paid \$ 5,629.86
Skagit Co. Treasurer
By *man* Deputy

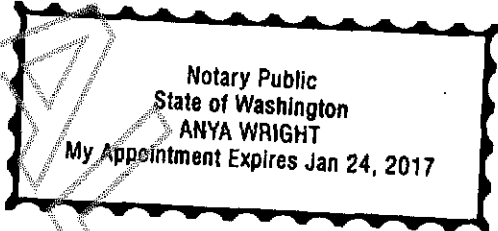
STATUTORY WARRANTY DEED
(continued)

State of Washington, King Co.
June 26 of 2015

I certify that I know or have satisfactory evidence that
M Allison Alderman
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: June 26, 2015


Name: ANYA WRIGHT
Notary Public in and for the State of Washington
Residing at: Buckley
My appointment expires: 1/24/17



SCHEDULE "B"

SPECIAL EXCEPTIONS

1. 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.
2. City, county or local improvement district assessments, if any.
3. 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.