



Skagit County Auditor 7/2/2015 Page 1 of 3 1:46PM \$74.00

When recorded return to:
Jerold A Regan
513 West State Street
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.: 620024143

CHICAGO TITLE
620024143 STATUTORY WARRANTY DEED

THE GRANTOR(S) Sherri J Parker, an unmarried woman
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jerold A Regan, a single man
the following described real estate, situated in the County of Skagit, State of Washington:

The North 131 feet of the West One-Half of the East Two-Fifths of Lot 18, SEDRO ACREAGE,
according to the plat thereof recorded in Volume 3 of Plats, page 35, records of Skagit County;

EXCEPT the East 5 feet thereof;

ALSO EXCEPT that portion conveyed to Skagit County for road purposes in document recorded
February 1, 1993 under Auditor's File No. 9302010006, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P77008, 4170-000-018-0303,

Subject to:

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

Dated: June 29, 2015

Sherri J Parker
Sherri J Parker

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 2547
JUL 02 2015

Amount Paid \$ 3,387.⁰⁰
Skagit Co. Treasurer
By Mam Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that Sherri J. Parker

(s)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: July 2nd 2015

Martin E. Lehr

Name: MARTIN E. LEHR
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-19



EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
In favor of: Property adjacent to the South
For: Access for road, water line, sewer, gas line and light and power line
Affects: The West 12 feet of said premises

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: April 2, 1968
Auditor's No(s): 711893, records of Skagit County, Washington
In favor of: Charlie L. Ensley, a bachelor
For: Ingress and egress
Affects: The West 12 feet of said premises

3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: November 18, 1969
Auditor's No(s): 813747, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
For: Pipe or pipes, line or lines for the transportation of water
Affects: The West 12 feet of said premises

4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 21, 1975
Auditor's No(s): 813747, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The West 5 feet of the West 12 feet of said premises

5. Assessments, if any, levied by City of Sedro-Woolley

6. 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.