



201511120114

Skagit County Auditor

\$75.00

11/12/2015 Page

1 of

3 3:51PM

When recorded return to:

Jacob Reid Poolman and Tiffany Marie Poolman
9455 Chuckanut Drive
Burlington, WA 98233

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620024981

CHICAGO TITLE**620024981****STATUTORY WARRANTY DEED**

THE GRANTOR(S) Eduard N. Ostapchuk and Anna P. Ostapchuk, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Jacob Reid Poolman and Tiffany Marie Poolman, a married couple

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

That portion of Lot 13, L.W.L. CO'S SAMISH RIVER ACREAGE, PLAT NO. 1, according to the plat thereof recorded in Volume 3 of Plats, page 69, records of Skagit County, Washington, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

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

Tax Parcel Number(s): P68642 / 3989-001-013-0309.

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620024981, Schedule B, Special Exceptions, which are attached hereto and made a part hereof.

Dated: November 9, 2015

Eduard N. Ostapchuk

Anna P. Ostapchuk

State of WashingtonCountyof Skagit

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

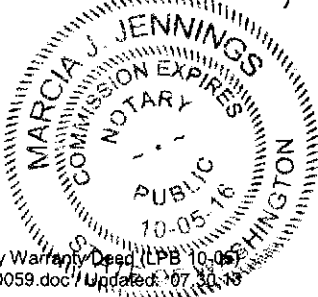
20154635
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Amount Paid \$ 4,366.⁰⁰
Skagit Co. Treasurer
By Tuan Deputy

I certify that I know or have satisfactory evidence that

Eduard N. Ostapchuk and Anna P. Ostapchuk

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: November 10, 2015Name: Marcia J. JenningsNotary Public in and for the State of WAResiding at: Sedro-WoolleyMy appointment expires: 10/5/2016

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Encroachment of a fence onto the Northwesterly portion of said premises by approximately 26.30 feet as delineated on the face of survey recorded August 26, 2003, under Auditor's File No. 200308260205, records of Skagit County, Washington.
2. Right, title and interest of property owners adjacent on the Northwest to that portion of said premises Northwesterly of said encroaching fence.
3. Terms, conditions, and restrictions of that instrument entitled Title Notification - Development Activities on or Adjacent to Designated Natural Resource Lands;
Recorded: December 31, 2002
Auditor's No(s): 200212310039, records of Skagit County, Washington
4. City, county or local improvement district assessments, if any.
5. 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.

EXHIBIT "A"

Order No.: 620024981

For APN/Parcel ID(s): P68642 / 3989-001-013-0309

That portion of Lot 13, L.W.L. CO'S SAMISH RIVER ACREAGE, PLAT NO. 1, according to the plat thereof recorded in Volume 3 of Plats, page 69, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of said tract a distance of 300 feet North of its Southeast corner; thence Southwesterly in a straight line, which if extended would intersect the South line of said tract a distance of 300 feet West of its Southeast corner, to the Easterly line of the state highway; thence Northwesterly along said highway line to a point a distance of 137 feet Northwesterly (measured at right angles) from the last described line; thence Northeasterly parallel with said line to the East line of said Tract 13; thence South to the point of beginning;

EXCEPT the Southeasterly 30 feet;

ALSO, that portion of Tract 13, of L.W.L. Co's Samish River Acreage, Plat No. 1, according to plat recorded in Volume 3 of Plats, page 69, records of Skagit County, Washington, described as follows:

Commencing at the Southeast corner of said Tract 13, which point bears North 03°22'50" West a distance of 33.11 feet from the Southeast corner of the Northwest Quarter of Section 24, Township 35 North, Range 3 East of the Willamette Meridian; thence North 03°22'50" West along the East line of said Tract 13 a distance of 340.83 feet to the Northeast corner of that certain parcel of land conveyed to William F. Learned by deed recorded under Auditor's File No. 375160, records of Skagit County, Washington; thence South 43°54'39" West along the Northwesterly line of said Learned Tract a distance of 191.45 feet to the true point of beginning; thence continue South 43°54'39" West a distance of 156.37 feet to the Northeasterly boundary of Chuckanut Drive; thence South 44°06'45" East along said Chuckanut Drive a distance of 1.38 feet; thence North 45°57'18" East a distance of 156.03 feet; thence North 41°51'03" West a distance of 6.96 feet to the true point of beginning.

Situated in Skagit County, Washington.