

When recorded return to:  
Nicholas Hankemeier and Stephanie Hankemeier  
1108 Curtis Street  
Sedro Woolley, WA 98284



Skagit County Auditor \$75.00  
3/31/2016 Page 1 of 3 2:17PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620026449

CHICAGO TITLE  
620026449

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Cody Sedgwick and Jessica Sedgwick, 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 Nicholas Hankemeier and Stephanie Hankemeier, husband  
and wife

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

The West Half of the North 1/5 of the South Half of the Southwest Quarter of the Southwest  
Quarter of the Southwest Quarter in Section 24, Township 35 North, Range 4 East of the  
Willamette Meridian;

EXCEPT the East 20 feet thereof;

AND EXCEPT all that portion thereof conveyed to the State of Washington for Secondary State  
Highway No. 1-A, Howey Road to Sedro-Woolley, by Deed dated September 5, 1957, and  
recorded February 11, 1958, under Auditor's File No. 561663, records of Skagit County,  
Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P37397, 350424-3-049-0109

Subject to:

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

Dated: March 25, 2016

Cody Sedgwick

Jessica Sedgwick

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016/11/11  
MAR 31 2016

Amount Paid \$ 3,985.40  
Skagit Co. Treasurer  
By Deputy

STATUTORY WARRANTY DEED  
(continued)

State of Washington  
County of SKAGIT

I certify that I know or have satisfactory evidence that  
Cody Sedawick and Jessica Sedawick  
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: March 30, 2016

Kathy A. Freeman  
Name: Katheryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish CO  
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN  
STATE OF WASHINGTON  
NOTARY PUBLIC  
My Commission Expires 9-01-2018

**EXHIBIT "A"**  
Exceptions

1. Relinquishment of right of access to State highway and of light, view and air, under terms of Deed to the State of Washington;  
Recorded: February 11, 1958  
Auditor's File No.: 561663, records of Skagit County, Washington

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.