

When recorded return to:
Robert Garrett and Teresa Garrett
17711 Mclean Road
Mount Vernon, WA 98273



201604080060

Skagit County Auditor \$78.00
4/8/2016 Page 1 of 6 2:04PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620025724

CHICAGO TITLE
620025724

STATUTORY WARRANTY DEED

THE GRANTOR(S) Claudia J. LaFollette, an unmarried person, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Robert Garrett and Teresa Garrett, husband and wife as joint
tenants with right of survivorship and not as Tenants in Common

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

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

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

Unit(S): PTN SW NE 24-34-03

Tax Parcel Number(s): P22552 / 340324-0-036-0015

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016/247

APR 08 2016

Amount Paid \$10.00
By *MG* Skagit Co. Treasurer Deputy

Dated: April 1, 2016

Claudia J. LaFollette

Claudia J. LaFollette

Approved and Accpeted:

Robert H. Garrett

Theresa L. Garrett

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Subject to:

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

Dated: April 1, 2016

Claudia J. LaFollette

Approved and Accepted:

Robert H. Garrett 4-7-16
Robert H. Garrett

Teresa L. Garrett
Theresa L. Garrett

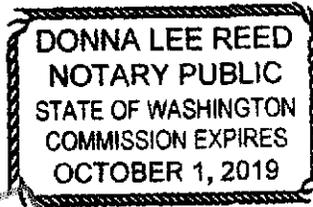
STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Claudia J. LaFollette is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/16/16

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires 10/1/2019



State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Robert Garrett and Teresa Garrett are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/7/16

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville WA
My appointment expires: 12/1/2019

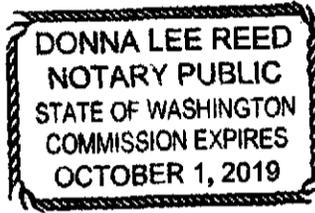


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P22552 / 340324-0-036-0015

PARCEL A:

That portion of the Southwest Quarter of the Northeast Quarter of Section 24, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point on the North line of McLean Road which is 1,020 feet East of the West line of said Southwest Quarter of the Northeast Quarter;
Thence East along the North line of McLean Road 204 feet to the West line of Cottonwood Lane as platted in Everett's McLean Tracts, according to the plat thereof, recorded in Volume 8 of Plats, page 4, records of Skagit County, Washington;
Thence North 0°09' West along the West line of said Cottonwood Lane, 241 feet;
Thence West parallel to the North line of McLean Road, 204 feet;
Thence South 241 feet to the point of beginning.

Situated in Skagit County, Washington.

PARCEL B:

That portion of Tract D of Short Plat No. 6-73, approved April 20, 1973, being also a portion of the South Half of the Northeast Quarter, Section 24, Township 34 North, Range 3 East of the Willamette Meridian, lying West of Cottonwood Lane as shown on the Plat of Everett's McLean Tracts, according to the plat thereof recorded in Volume 8 of Plats, page 4, records of Skagit County, Washington, described as follows:

Beginning at a point on the South line of the South Half of the Northeast Quarter of said Section 24, 990.00 feet East of the Southwest corner thereof;
Thence North 0°09' West parallel to the West line thereof, 30.00 feet to the Northerly right of way of McLean Road, said point being the true point of beginning;
Thence continue North 0°09' West 241.00 feet;
Thence South 89°07' East 30.00 feet;
Thence South 0°09' West 241.00 feet;
Thence North 89°07' West 30.00 feet to the true point of beginning;

EXCEPT county roads.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Recitals on the face of said short plat, as follows:

- A. Zoning – Residential.
- B. Water Supply – P.U.D. No. 1.
- C. Sewage Disposal – Individual septic tanks.
- D. Short plat number and date of approval shall be included in all deeds and contracts.
- E. All maintenance and construction of private roads are the responsibility of the lot owner.

2. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;

Recorded: March 12, 1990

Auditor's No(s): 9003120132, records of Skagit County, Washington

Executed By: Skagit County

As Follows: The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot.

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