

When recorded return to:  
Dennis Wells and Colleen M. Wells  
41807 Challenger Road  
Concrete, WA 98237



201604190035

Skagit County Auditor \$75.00  
4/19/2016 Page 1 of 3 1:29PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620026556

**CHICAGO TITLE**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Gary W. Melton and Janice M. Melton, 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 Dennis Wells and Colleen M. Wells, a married couple

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

That portion of Government Lot 1 in Section 12, Township 35 North, Range 7 East, W.M.,  
described as follows:

Beginning at a point on the North right-of-way line of the County road known as the "W.J.  
Challenger Road", which is 640 feet Westerly (measured along said right-of-way line) from the  
intersection with the West line of the East 276 feet of said Government Lot 1;  
Thence North 208 feet;  
Thence West 208 feet;  
Thence South 208 feet, more or less to the North right-of-way line of said Country road;  
Thence Easterly along said right-of-way line to the point of beginning.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P42539 / 350712-0-024-0000

Subject to:

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

Dated: April 6, 2016

*Gary W. Melton*  
\_\_\_\_\_  
Gary W. Melton

*Janice M. Melton*  
\_\_\_\_\_  
Janice M. Melton

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

2016 1427  
APR 19 2016

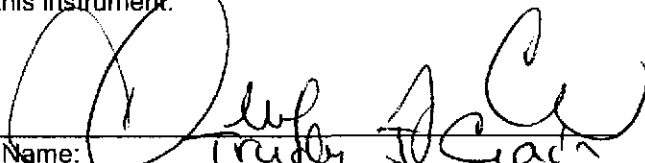
Amount Paid \$ 465.93  
Skagit Co. Treasurer  
By: HB Deputy

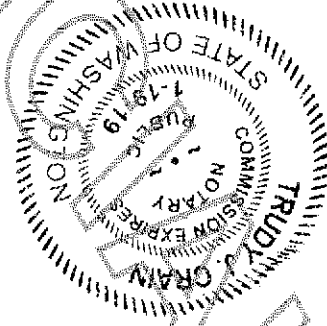
STATUTORY WARRANTY DEED  
(continued)

State of WA  
~~State~~ County of Skagit

I certify that I know or have satisfactory evidence that  
Fanny W. Melton and Janice M. Melton  
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: 4-8-16

  
Name: Trudy J. Crain  
Notary Public in and for the State of Wash  
Residing at: Bellevue  
My appointment expires: 1-19-19



UNRECORDED  
FILED  
TRUDY J. CRAIN  
DOCCUMENT

**EXHIBIT "A"**  
Exceptions

1. Reservations contained in Deed including the terms, covenants and provisions thereof  
Recording Date: August 23, 1918  
Recording No.: 127185  
As Follows:  
Grantor reserves the Right to build, maintain and operate logging roads as may be reasonably necessary to remove timber from lands owned by said grantor
2. Reservations contained in deed including the terms, covenants and provisions thereof  
Recording Date: August 23, 1918  
Recording No.: 127187  
As Follows:  
Grantor reserves the Right to build, maintain and operate logging roads as may be reasonably necessary to remove timber from lands owned by said grantor
3. Reservations contained in deed including the terms, covenants and provisions thereof  
Recording Date: April 13, 1926  
Recording No.: 193141  
As Follows:  
Grantor reserves the Right to build, maintain and operate logging roads as may be reasonably necessary to remove timber from lands owned by said grantor
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: March 29, 1962  
Recording No.: 619671  
Affects: Exact location undeterminable
5. Reservations contained in deed  
Recording Date: August 9, 1973  
Recording No.: 789166  
As Follows:  
"And reserving unto the grantors a lifetime right to use water from the existing well on said premises":
6. City, county or local improvement district assessments, if any