

When recorded return to:
Bruce Y. Lehman and Talia A.C. Lehman
29000 Outlook Lane
Sedro Woolley, WA 98284



201604220144

Skagit County Auditor \$78.00
4/22/2016 Page 1 of 6 3:41PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620026742

CHICAGO TITLE
620026742

STATUTORY WARRANTY DEED

THE GRANTOR(S) David R. Margerum and Paula M. Margerum, 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 Bruce Y. Lehman and Talia A.C. Lehman, *A married couple*

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

Lot 2, Short Plat No. PL 04-0694, approved March 24, 2004, recorded March 28, 2005, under
Skagit County Auditor's File No. 200503280132. Being a portion of the Northwest quarter of the
Northwest quarter of Section 13, Township 35 North, Range 5 East, W.M., and of the Northeast
quarter of the Northeast quarter of Section 14, Township 35 North, Range 5 East of W.M.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P39066 / 350514-1-001-0013, P108858 / 350513-2-020-0100,

Subject to:

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

Dated: April 13, 2016

David R. Margerum

Paula M. Margerum

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20161517
APR 22 2016

Amount Paid \$ 1107.20
Skagit Co. Treasurer
By *Mdm* Deputy

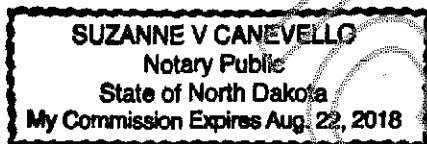
STATUTORY WARRANTY DEED
(continued)

State of North Dakota
County of Mountrail or

I certify that I know or have satisfactory evidence that

David R. Margerum
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: April 15 2016



Suzanne V. Canavello
Name: Suzanne V. Canavello
Notary Public in and for the State of North Dakota
Residing at: 516 1/2 W 5th Street NW, Minot, ND 58703
My appointment expires: 8-22-2018

State of _____
_____ of _____

I certify that I know or have satisfactory evidence that

_____ 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: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

When recorded return to:
Bruce Y. Lehman and Talia A.C. Lehman
29000 Outlook Lane
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.: 620026742

STATUTORY WARRANTY DEED

THE GRANTOR(S) David R. Margerum and Paula M. Margerum, 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 Bruce Y. Lehman and Talia A.C. Lehman,

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

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quarter of the Northeast quarter of Section 14, Township 35 North, Range 5 East of W.M.

Situate in Skagit County, Washington

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Tax Parcel Number(s): P39066 / 350514-1-001-0013, P108858 / 350513-2-020-0100,

Subject to:

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

Dated: April 13, 2016

David R. Margerum

Paula M. Margerum

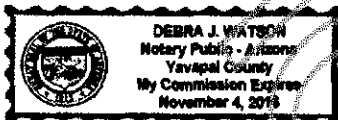
STATUTORY WARRANTY DEED
(continued)

State of AZ
County of Yavapai

I certify that I know or have satisfactory evidence that

Paula Margerum
(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: 4-14-2016



Debra J. Watson
Name: Debra J. Watson
Notary Public in and for the State of AZ
Residing at: Prescott AZ
My appointment expires: 11-4-2019

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of _____
_____ of _____

I certify that I know or have satisfactory evidence that

_____ 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: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

EXHIBIT "A"
Exceptions

1. Reservations and/or exceptions contained in instrument;

Recording Date: October 11, 1988
Recording No.: 8810110042

2. Declaration of Easements, Covenants and Road Maintenance Agreement

Recording Date: February 21, 1989
Recording No.: 8902210090

Said easement was modified and partially re-recorded under Auditor's File No. 8910230016

3. Reservation contained in instrument;

Recording Date: November 17, 1909
Recording No.: 76436
As follows: All coal and minerals being expressly reserved and excepted from this conveyance

4. Protective Covenants and/or Easements, but omitting restrictions, if any, based on race, color, religion or national origin;

Recording Date: October 30, 1989
Recording No.: 8910300086

5. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: December 29, 1989
Recording No.: 8912290124

6. Reservation contained in deed;

Recording Date: December 31, 1990
Recording No.: 9012310079

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Ronald Schultz and Kathryn Schultz, husband and wife
Purpose: Domestic on-site drainfield
Recording Date: December 31, 1990
Recording No.: 9012310078

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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 applicable law, as set forth on **SHORT PLAT PL 04-0694**:

Recording No.: 200503280132

9. Protected Critical Area Agreement, including the terms, covenants and provisions thereof

Recording Date: March 28, 2005
Recording No.: 200503280131

EXHIBIT "A"

Exceptions
(continued)

10. Title Notification, including the terms, covenants and provisions thereof

Recording Date: May 2, 2005
Recording No.: 200505020125

11. Title Notification, including the terms, covenants and provisions thereof

Recording Date: December 10, 2007
Recording No.: 200712100147

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.