

When recorded return to:
Ronald E. Stumbaugh
823 Borseth Street
Sedro Woolley, WA 98284



Skagit County Auditor \$75.00
4/29/2016 Page 1 of 3 4:02PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620026878

CHICAGO TITLE
620026878 STATUTORY WARRANTY DEED

THE GRANTOR(S) Caleb J. Steen and Ashley C. Steen, 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 Ronald E. Stumbaugh, a single man

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

The North 70 feet of the West 80 feet of Lot 3, TROWBRIDGE ADDITION TO THE TOWN OF
SEDRO WOOLLEY, according to the plat thereof recorded in Volume 3 of Plats, page 33, records
of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P77326 / 4175-000-003-0107

Subject to:

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

Dated: April 25, 2016

Caleb J. Steen

Ashley C. Steen

20161697
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 29 2016
Amount Paid \$ 3,229.83
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
Caleb J Steen Hshley C Steen
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 28, 2016

Lourea L Garka
Name: Lourea L Garka
Notary Public in and for the State of WASHINGTON
Residing at: Arlington
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 10-27-2018

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 3, 1947
Auditor's No(s): 401584, records of Skagit County, Washington
In favor of: Public Utility District No. 1
For: Lay, maintain, operate, relay and remove pipe or pipes, line or lines, for
the transportation of water

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.