

When recorded return to:
Robin C. Haglund and Robert M. Albert
11430 Walker Road
Mount Vernon, WA 98273



201605260069

Skagit County Auditor \$76.00
5/26/2016 Page 1 of 4 11:27AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026500

CHICAGO TITLE
620026500 STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald E. Scott and Sharon L. Scott, 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 Robin C. Haglund and Robert M. Albert, *A Married Couple*

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.)

Lot(s): 1 Bayview (McKenna & Elliott's 2nd Add)

Tax Parcel Number(s): P71156 / 4071-003-000-0000

Subject to:

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

Dated: May 12, 2016

Donald E. Scott

Donald E. Scott

Sharon L. Scott

Sharon L. Scott

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 2080

MAY 26 2016

Amount Paid \$ 10,097.60

Skagit Co. Treasurer

By *HB*

Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that

Donald E. Scott + Sharon L. Scott

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: May 25, 2016

Kathryn A. Freeman

Name: Kathryn 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"
Legal Description

For APN/Parcel ID(s): P71156 / 4071-003-000-0000

Tract 1 and the Easterly Half of vacated 7th Street all in PLAT OF BAYVIEW, (McKenna & Elliott's 2nd Addition), according to the plat thereof, recorded in Volume 3 of Plats, page 19, records of Skagit County, Washington; being a portion of the Northeast Quarter of Section 31, Township 35 North, Range 3 East of the Willamette Meridian;

EXCEPT the East 10 feet of said Tract 1 as conveyed to Skagit County for road purposes by deed recorded July 9, 1982, as Auditor's File No. 8207090028, records of Skagit County, Washington;

AND EXCEPT that portion along the East line thereof lying within the right of way of the Walker Road as delineated on Survey recorded under Auditor's File No. 8302240060, records of Skagit County, Washington, in Volume 4 of Surveys, page 83;

AND ALSO EXCEPT that certain ditch right of way conveyed to Skagit County by deed recorded August 13, 1982, under Auditor's File No. 8208130013, records of Skagit County, Washington, and described as follows:

That portion of the Northeast Quarter of Section 31, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point on the East line of said subdivision 75 feet North of the Southeast corner thereof;
Thence South along said East line 75 feet to the Southeast corner of said subdivision;
Thence West along the South line thereof 75 feet;
Thence Northeasterly in a straight line to the point of beginning.

Situated in Skagit County, Washington

EXHIBIT "B"

Exceptions

1. Any irregularities, reservations, easements or other matters in the proceedings occasioning the abandonment or vacation of the street/road.
2. Terms, conditions, and restrictions of that instrument entitled Conditional Agreement - Mound Fill System Installation;
Recorded: September 6, 1989
Auditor's No(s): 8909060008, records of Skagit County, Washington
3. City, county or local improvement district assessments, if any.