



201606240103

Skagit County Auditor

\$74.00

6/24/2016 Page

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2 3:22PM

When recorded return to:

Mr. Stuart Leonard Lyon
P.O. Box 833
Sedro Woolley, WA 98284

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 155266-OE ✓

Grantor: Mark L. Lyon and Regina Dawne Lyon
Grantee: Stuart Leonard Lyon

Statutory Warranty Deed

THE GRANTOR MARK L. LYON and REGINA DAWNE LYON, who also appears of record as REGINA D. LYON, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to STUART LEONARD LYON, a single man the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Gov. Lot 14, 6-35-11 E W.M. *S.L.L.*

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 351106-0-026-0505, P99194

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 155266-OE.

Dated June 23, 2016

Mark L. Lyon
Mark L. Lyon

Regina D. Lyon
Regina D. Lyon

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Mark L. Lyon and Regina Dawne Lyon

are the persons who appeared before me, and said persons acknowledged that they
signed this instrument and acknowledge it to Be their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: June 24th 2016

Karen Ashley
Karen Ashley

Notary Public in and for the State Of WashingtonResiding at Sedro WoolleyMy appointment expire: 9/11/2018

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20162637
JUN 24 2016

Amount Paid \$ 1304.40
Skagit Co. Treasurer
By HB Deputy

EXHIBIT "A"

The North 200 feet of Government Lot 14, Section 6, Township 35 North, Range 11 East, W.M., EXCEPT that portion of the North 30 feet thereof lying Westerly of the State Highway right of way. EXCEPTING that portion lying Easterly of State Route 20, conveyed to Kenneth R. Koch, under Auditor's File No. 200407270115.

EXCEPTING from all of the above property, that portion thereof lying within the boundaries of the State Highway right of way, AND ALSO EXCEPTING that portion conveyed to the State of Washington for highway purposes by Deed dated October 8, 1976, recorded December 14, 1976, under Auditor's File No. 847481.

TOGETHER WITH a non-exclusive easement for right of way purposes over and across that portion of the North 30 feet of said Government Lot 14, lying Westerly of the State Highway right of way. Situate in the County of Skagit, State of Washington.