

When recorded return to:

Gerardo Portugal Ramirez and Katelynn Mannon
8881 Garden of Eden Road
Sedro Woolley, WA 98284



201607110142

Skagit County Auditor

\$75.00

7/11/2016 Page

1 of

3

3:28PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027623

CHICAGO TITLE

620027623

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert W. Hinman and Carin B. Hinman, 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 Gerardo Portugal Ramirez and Katelynn Mannon, husband and wife

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

Parcel A:

The west 408 feet of the south 216 feet of the Northeast Quarter of Southeast Quarter of the Southeast Quarter of Section 14, Township 35 North, Range 4 East, W.M., EXCEPT the north 126 feet thereof, AND EXCEPT the west 214 feet thereof. (Also known as Tract C of Short Plat No. 22-72, located in in the Northeast Quarter of Southeast Quarter of the Southeast Quarter of Section 14, Township 35 North, Range 4 East, W.M., approved June 20, 1972.)

Situate in Skagit County, Washington.

Parcel B:

An Easement for Ingress, Egress and Utilities over and across the south 26 feet of the North 126 feet of the west 408 feet of the Northeast Quarter of Southeast Quarter of the Southeast Quarter of Section 14, Township 35 North, Range 4 East, W.M.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P36691/ 350414-4-040-0201

Subject to:

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

20162894
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 11 2016

Amount Paid \$ 4,152.40
Skagit Co. Treasurer
By 108 Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 8, 2016

[Signature]
Robert W. Hinman

[Signature] 7-10-16
Carin B. Hinman

State of WA
State County of Snohomish

I certify that I know or have satisfactory evidence that
Robert W. Hinman and Carin B. Hinman
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: 7-10-16
[Signature]
Name: Tara A. Stewart
Notary Public in and for the State of WA
Residing at: Norcrossville
My appointment expires: 11-0-17

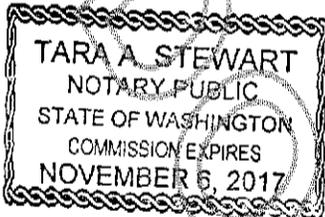


EXHIBIT "A"
Exceptions

1. NOTES CONTAINED ON THE FACE OF SHORT PLAT, AS FOLLOWS:

Zoning: Residential

Water Supply: P.U.D. No. 1

Sewage Disposal: Individual septic tanks

Ground Elevations: None

Percolation Tests and Soil Logs:

Existing houses and drainfields on Lots "A" and "C". Percolation and soil information for Lot "B" is suppose to be with Skagit County Health Department as part of a building permit application for said Lot "B".

Short Plat number and Date of Approval shall be included in all deeds and contracts.

All maintenance and construction of private roads are the responsibility of the Lot Owner.

2. City, county or local improvement district assessments, if any.