

When recorded return to:
Mark W. Coulter and Becky J. Coulter
16464 Britt Road
Mount Vernon, WA 98273



201608030042

Skagit County Auditor \$77.00
8/3/2016 Page 1 of 5 12:30PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20163348

AUG 03 2016

Amount Paid \$ 4010.⁰⁰
Skagit Co. Treasurer
By *h.am* Deputy

Escrow No.: 620027941 CHICAGO TITLE

5/77

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven Clyde Peterson and Constance Ann Peterson, 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 Mark W. Coulter and Becky J. Coulter, 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): 2 SHORT PLAT PL-03-0025 Tax/Map ID(s):

Part of Sec 30, T34D, RUE.

Tax Parcel Number(s): P124140 / 340430-3-052-0205, p124137 / 340430-0-061-0105,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 29, 2016

Steven Clyde Peterson
Steven Clyde Peterson

Constance Ann Peterson
Constance Ann Peterson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Steven Clyde Peterson and Constance Ann Peterson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 1, 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): P124140 / 340430-3-052-0205 and p124137 / 340430-0-061-0105

Parcel A:

Lot 2 of Short Plat No PL-03-0025, recorded on February 15, 2006, under Auditor's File No. 200602150036

Situate in Skagit County, Washington

Parcel B:

An easement for ingress and egress, as delineated on Short Plat No PL-03-0025, recorded on February 15, 2006, under Auditor's File No. 200602150036.

Situate in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement and Provisions contained therein as created or disclosed in Instrument:
In Favor of: Adjacent property owners
Recorded: November 12, 1946
Auditor's No.: 398156
For: Entrance road
Affects: As constructed

2. Easement and Provisions contained therein as created or disclosed in Instrument:
In Favor of: Adjacent property owners
Recorded: October 1, 1968
Auditor's No.: 718880
For: Ingress, egress, utility lines and facilities
Affects: As constructed

3. Easement and Provisions contained therein as created or disclosed in Instrument:
Grantee: Alan E. Cade and Marine T. Cade, husband and wife
Dated: October 1, 1968
Recorded: October 1, 1968
Auditor's No.: 724159
Purpose: Ingress and egress
Area Affected: As constructed

Said instrument is a re-recording of instrument recorded under Auditor's File No. 718879.

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 No 25-80:

Recording No: 8004100009

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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

EXHIBIT "B"
Exceptions
(continued)

the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. PL-03-0025:

Recording No.: 200602150036

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

Granted to: Skagit County
Purpose: Protected Critical Area
Recording Date: February 15, 2006
Recording No.: 200602150038
Affects: Portion of said short plat

7. Lot of Record Certification

Recording Date: February 15, 2006
Recording No.: 200602150039

8. Terms and Conditions of Private Roadway Maintenance Declaration

Recording Date: February 15, 2006
Recording No.: 200602150040

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

Granted to: Skagit County
Purpose: Drainage
Recording Date: May 12, 2011
Recording No.: 201105120089

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