

When recorded return to:
John E Lathrop and Sally A Lathrop
1421 Florence Street
Mount Vernon, WA 98273



Skagit County Auditor \$75.00
8/26/2016 Page 1 of 3 2:29PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620028460

STATUTORY WARRANTY DEED

THE GRANTOR(S) Darren J Dimock and Lori D Johnson Dimock, 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 John E Lathrop and Sally A Lathrop, 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.)

PTN SW SE, 17-34-04

Tax Parcel Number(s): P25724 / 340417-0-120-0002

Subject to: SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: August 23, 2016

Darren J Dimock

Lori D Johnson Dimock

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 3772
AUG 26 2016
Amount Paid \$ 8015.00
Skagit Co. Treasurer
By HB Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Darren J Dimock and Lori D Johnson Dimock
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: 8-25-16



Name: Teresa D. Varnes
Notary Public in and for the State of WA
Residing at: 11111 1st St
My appointment expires: 5/26/19

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P25724 / 340417-0-120-0002

That portion of the West Half of the Southwest Quarter of the Southeast Quarter of Section 17,
Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point 166.32 feet East of and 696.25 feet North of the South Quarter corner of said
section;

Thence North 151 feet parallel with the North and South centerline of the aforesaid section;

Thence East 166.32 feet parallel with the aforesaid section line;

Thence South 151 feet;

Thence West 166.32 feet to the point of beginning;

EXCEPT the East 30 feet thereof conveyed to Skagit County for street right-of-way by Deed dated
February 4, 1959, recorded February 27, 1959, under Auditor's File No. 577080, records of Skagit
County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 7, 1949
Auditor's No(s): 435469, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
2. Assessments, if any, levied by City of Mount Vernon.
3. City, county or local improvement district assessments, if any.