

When recorded return to:

Mr. and Mrs. Charles E. Stevens
P.O. Box 644
Sedro-Woolley, WA 98284



201610140118

Skagit County Auditor \$73.00
10/14/2016 Page 1 of 1 2:58PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 156254-OE ✓

Grantor: Alan D. Pederson, Teresa M. Pederson and Daniel L. Graber
Grantee: Charles E. Stevens and Theresa D. Stevens

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR ALAN D. PEDERSON and TERESA M. PEDERSON, husband and wife, and DANIEL L. GRABER, a married man as his separate property, in indeterminate undivided interests for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CHARLES E. STEVENS and THERESA D. STEVENS, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 3, SP 96-0013, Being A Ptn Of SE 1/4, 1-35-4 E W.M. *OT J.A*

****NOT GRANTOR'S PRIMARY RESIDENCE****

Tract 3 of Skagit County Short Plat No. 96-0013, approved June 4, 1997, recorded June 6, 1997, in Volume 13 of Short Plats, page 4, under Auditor's File No. 9706060035, records of Skagit County, Washington; being a portion of the Southeast 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 1, Township 35 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for access and utilities over, under and across that certain easement shown as "Costalot Lane" on the face of said Short Plat No. 96-0013.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 350401-4-012-0300, P111519

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. 156254-OE.

Dated

10/14/2016

Alan D. Pederson
Alan D. Pederson

Teresa M. Pederson
Teresa M. Pederson

Daniel L. Graber
Daniel L. Graber

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20164712
OCT 14 2016

STATE OF Washington }
COUNTY OF Skagit } SS:

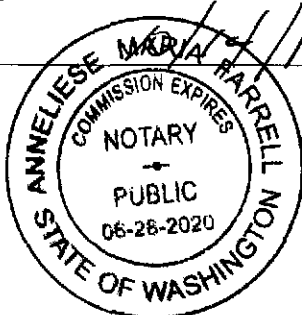
Amount Paid \$ *3120.00*
Skagit Co. Treasurer
By *MM* Deputy

I certify that I know or have satisfactory evidence that Alan D. Pederson and Teresa M. Pederson and Daniel L. Graber 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:

10/14/16

Annelise Maria Farrell



Notary Public in and for the State of Washington
Residing at *La Brea*
My appointment expires: *6/28/2020*