

When recorded return to:
Carl W Schiefelbein and Caitlin M Schiefelbein
23900 Hoogdal Road
Sedro Woolley, WA 98284



Skagit County Auditor \$80.00
11/10/2016 Page 1 of 8 1:52PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028889

CHICAGO TITLE
620028889

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 515
NOV 10 2016

Amount Paid \$ 1429.00
Skagit Co. Treasurer
By *nan* Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert D Hillier, a married man as his separate estate; and Douglas A Hillier, a married man as his separate estate; and Linda Vander Ploeg, a married woman as her separate estate; and Sharon L Hillier, a married woman as her separate estate;

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to

Carl W Schiefelbein and Caitlin M Schiefelbein, a married couple

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

Lot 3 of SKAGIT COUNTY SHORT PLAT NO. 30-82, approved November 3, 1982, and recorded November 3, 1982, in Volume 6 of Short Plats, page 25, under Auditor's File No. 8211030020, records of Skagit County, Washington; being a portion of the West Half of the Northeast Quarter of the Northwest Quarter of Section 12, Township 35 North, Range 4 East of the Willamette Meridian.

Also that portion of Lot 2 of said Skagit County Short Plat No. 30-82 lying South of a line described as follows:

Beginning at the most Southerly corner of said Lot 2;
Thence North 40 degrees 52'25" West along the Southerly line of said Lot 2, a distance of 54 feet;
Thence North 0 degrees 03'17" West along a line common to Lots 2 and 3 of said Short Plat, a distance of 476.71 feet to an angle point, said point being the true point of beginning of said line;
Thence South 89 degrees 41'18" East to the East line of said Lot 2, the terminus of said line.

Situated in Skagit County, Washington.

P36275, P36276

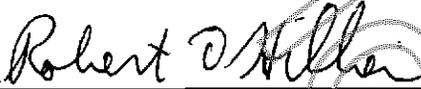
STATUTORY WARRANTY DEED
(continued)

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

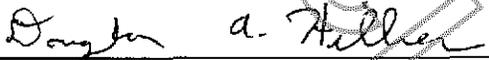
Tax Parcel Number(s): P36275 / 350412-2-002-0203, P36276 / 350412-2-002-0302,

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Dated: November 3, 2016



Robert D Hillier



Douglas A Hillier

Linda I Vander Ploeg

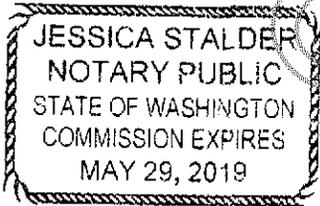
Sharon L Hillier

STATUTORY WARRANTY DEED
(continued)

State of WA
County of SKagit

I certify that I know or have satisfactory evidence that
Robert D Hillier and Douglas A Hillier
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: 11-4-2016



Jessica
Name: Jessica Stalder
Notary Public in and for the State of WA
Residing at: Mount Vernon, WA
My appointment expires: 5-29-19

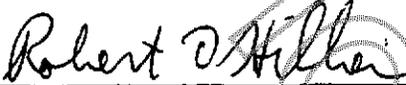
STATUTORY WARRANTY DEED
(continued)

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

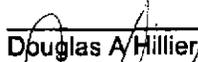
Tax Parcel Number(s): P36275 / 350412-2-002-0203, P36276 / 350412-2-002-0302,

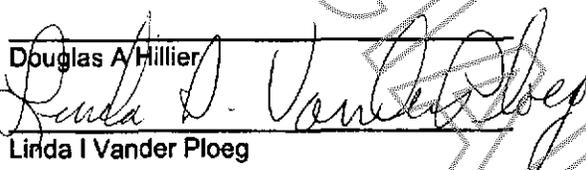
Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Dated: November 3, 2016



Robert D Hillier


Douglas A Hillier


Linda I Vander Ploeg

Sharon L Hillier

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Whatcom

I certify that I know or have satisfactory evidence that
Linda Vander Ploeg
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: November 4, 2016

Delisa D Boatman
Name: Delisa D Boatman
Notary Public in and for the State of Washington
Residing at: Bellingham
My appointment expires: 11/6/2018

Notary Public
State of Washington
DELISA D BOATMAN
My Appointment Expires Nov 6, 2018

STATUTORY WARRANTY DEED
(continued)

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

Tax Parcel Number(s): P36275 / 350412-2-002-0203, P36276 / 350412-2-002-0302,

Subject to:

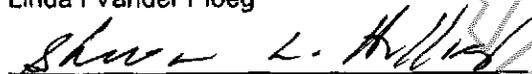
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: November 3, 2016

Robert D Hillier

Douglas A Hillier

Linda I Vander Ploeg



Sharon L Hillier

STATUTORY WARRANTY DEED

(continued)

State of Pennsylvania

County of Allegheny

I certify that I know or have satisfactory evidence that

Sharon L. Hillier
She is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11.9.2016

Barbara S Cannon
Name: Barbara S Cannon
Notary Public in and for the State of PA
Residing at: 1524 Fairmont St GY 15221
My appointment expires: 11.3.18

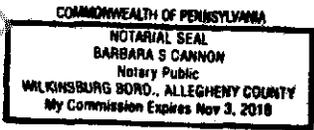


EXHIBIT "A"
Exceptions

1. **Exceptions and reservations as contained in Deed;**
From: The Wolverine Company
Recorded: December 11, 1908
Auditor's No.: Volume 76 of Deeds, page 28, records of Skagit County, Washington
2. **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 SKAGIT COUNTY SHORT PLAT NO. 30-82:**

Recording No: 8211030020

3. **Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;**

Reserved by: Ben H. Queen and Iris M. Queen, husband and wife
Purpose: Sewer line, drainfield, ingress, egress and utilities
Recording Date: April 25, 1984
Recording No.: 8404250057 being a re-recording of 8403160031
Affects: Portion of said premises

4. **City, county or local improvement district assessments, if any.**

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year: