

When recorded return to:
Wayne Cayou and Janel Cayou
17539 Snee-Oosh Road
La Conner, WA 98257



Skagit County Auditor 201611290070 \$76.00
11/29/2016 Page 1 of 4 3:25PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028842

CHICAGO TITLE

620028842

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott D. Hoehns and Jenny Marie Hoehns, 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 Wayne Cayou and Janel Cayou, a married couple

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

That portion of the Northwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 36, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at a point on the North side of the County road right-of-way along the South line of said subdivision a distance of 100 feet East of the West line thereof;
Thence North parallel with said West line a distance of 105 feet;
Thence East parallel with the South line of said subdivision a distance of 124 feet;
Thence South to the North line of the said County road right-of-way;
Thence West along said North line to the point of beginning

AND ALSO that portion of the Northwest ¼ of the Southwest ¼ of the Northwest ¼ of Section 36, Township 34 North, Range 2 East, W.M., being more particularly described as follows:

Beginning at a point on the North side of the County road right-of-way (Snee-Oosh Road) along the South line of said subdivision 100.00 East (as measured perpendicular) of the West line thereof, being the Southwest corner of that certain parcel conveyed to Paige M. Watson, a single woman, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 9508110094; thence North, parallel with the West line of said subdivision, along the West line of said Watson parcel for a distance of 105.00 feet to the Northwest corner thereof and being the true point of beginning;
thence continue North parallel with said West line of the subdivision for a distance of 145.00 feet, more or less, to the Northeast corner of that certain parcel conveyed to Henry T. Bjorklund and Emma Bjorklund by Quit Claim Deed recorded under Skagit County Auditor's File No. 513490; thence East, parallel with the South line of said Northwest ¼ of the Southwest ¼ of the Northwest ¼ (also being parallel with said Snee-Oosh Road, which is centered along said South line) for a distance of 58.00 feet;
thence South, parallel with said West line of the subdivision for a distance of 145.00 feet, more or less, to the North line of said Watson parcel;
thence West along said North line for a distance of 58.00 feet, more or less, to the true point of beginning

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P20885 / 340236-0-030-0018

Subject to:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20165369
NOV 29 2016

Amount Paid \$ 5172.20
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

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

Dated: November 23, 2016

Scott D. Hoehns

by [Signature] Attorney in Fact
Scott D. Hoehns

[Signature]
Jenny Marie Hoehns

State of WA

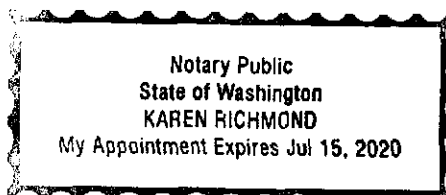
County of Skaquit

I certify that I know or have satisfactory evidence that Jenny Marie Hoehns

is are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Attorney in Fact of Scott D. Hoehns to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11-28-16

[Signature]
Name: Karen Richmond
Notary Public in and for the State of WA
Residing at: Everett
My appointment expires: 7-15-20



STATUTORY WARRANTY DEED
(continued)

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that

Jenny Marie Hoehns
(s/he/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: 11-28-16

Karen Richmond
Name: Karen Richmond
Notary Public in and for the State of WA
Residing at: Everett
My appointment expires: 7-15-20

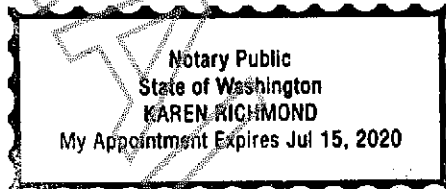


EXHIBIT "A"
Exceptions

1. Agreement, including the terms and conditions thereof; entered into;
By: Grace A. Hallenbeck
And Between: Skagit County
Recorded: August 4, 1986
Auditor's No.: 8608040010, records of Skagit County, Washington
Providing: Repair of alternative sewer system
2. Easement Agreement including the terms, covenants and provisions thereof

Recording Date: September 9, 2014
Recording No.: 201409090079
3. Assessments, if any, levied by Swinomish Tribal Community.
4. City, county or local improvement district assessments, if any.