

When recorded return to:
Ken Brown and Paula Brown
8261 Chuckanut Drive
Bow, WA 98232



Skagit County Auditor \$77.00
12/7/2016 Page 1 of 5 1:47PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029136

CHICAGO TITLE
620029136

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shane A. Westman and Meredith C. Westman, 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 Ken Brown and Paula Brown, 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): PTN LOT 1 SKAGIT COUNTY SHORT PLAT NO. 20-85 Tax/Map ID(s):

Tax Parcel Number(s): P34303 / 350314-1-007-0100,

Subject to:

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

20165526
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 07 2016

Amount Paid \$ 7659.⁰⁰
Skagit Co. Treasurer
By MF Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: Dec 2, 2016

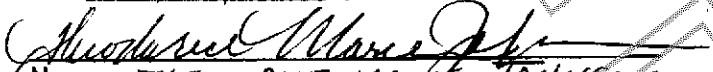

Shane A. Westman


Meredith C. Westman

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Shane A. Westman and Meredith C. Westman 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: 12/2/2016


Name: THEODORICE MARIE JOHNSON
Notary Public in and for the State of CALIFORNIA
Residing at: P.O. Box 221 SULSTON CA 94588
My appointment expires: 02/13/2020

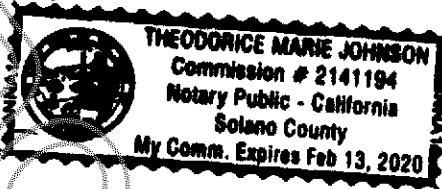


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P34303 / 350314-1-007-0100

The North 289.26 feet, as measured along the East line thereof, of Lot 1 of Short Plat No. 20-85, approved July 18, 1985, recorded August 22, 1985, in Book 7 of Short Plats, page 36, under Auditor's File No. 8508220003, records of Skagit County, Washington, and being a portion of the Southwest ¼ of the Northeast ¼ of Section 14, Township 35 North, Range 3 East, W.M.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: March 5, 1979
Recording No.: 7903050035
Affects: Portion of said premises

2. Terms and conditions of Variance No. V-84-039

Recording Date: November 27, 1984
Recording No.: 8411270006
Modified: January 10, 1985
Recording No.: 8501100024

3. 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. 20-85:

Recording No: 8508220003

4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: August 22, 1985
Recording No.: 8508220003
Matters shown: Encroachment of a fence along the Easterly and Northerly line of said premises

5. Title Notification - Special Flood Hazard Area including the terms, covenants and provisions thereof

Recording Date: November 22, 2002
Recording No.: 200211220130

6. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands including the terms, covenants and provisions thereof

Recording Date: November 22, 2002

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 200211220131

7. Low Flow Mitigation Summary including the terms, covenants and provisions thereof

Recording Date: November 22, 2002

Recording No.: 200211220132

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