

When recorded return to:
David Lee Haffner and Mary Lynne Haffner
25875 Minkler Road
Sedro Woolley, WA 98284



201702240083

Skagit County Auditor

\$75.00

2/24/2017 Page

1 of

3 1:42PM

CHICAGO TITLE
620029841

STATUTORY WARRANTY DEED

THE GRANTOR(S) Danno L. White and Rebecca A. White, 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 David Lee Haffner and Mary Lynne Haffner, husband and wife

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

The West Half of the Southeast Quarter of the Southeast Quarter of Section 17, Township 35 North, Range 5 East of the Willamette Meridian, lying North of Minkler Road.

TOGETHER WITH that portion of the East Half of the Southeast Quarter of the Southeast Quarter of Section 17, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at a point on the West line of said subdivision which lies South 1 degree 41'02" East, a distance of 268.57 feet from the Northwest corner thereof;

Thence South 62 degrees 06'19" East a distance of 195.60 feet to the Northerly line of Minkler Road;

Thence South 52 degrees 14'33" West along said Northerly line, a distance of 210.46 feet to the West line of said subdivision;

Thence North 1 degree 41'02" West, a distance of 220.48 feet to the point of beginning.

EXCEPT the West 277.3 feet of the West Half of the Southeast Quarter of the Southeast Quarter of Section 17, Township 35 North, Range 5 East, W.M., lying North of Minkler Road thereof.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P39279 / 350517-4-010-0005, P39275 / 350517-4-006-0001,

Subject to:

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

Dated: February 21, 2017

Danno L. White

Rebecca A. White

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017720
FEB 24 2017

Amount Paid \$ 8638.⁰⁰
Skagit Co. Treasurer
By *Mam* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Danno L. White and Rebecca A White
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: February 22, 2017

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Granite Falls
My appointment expires: 06/29/2019

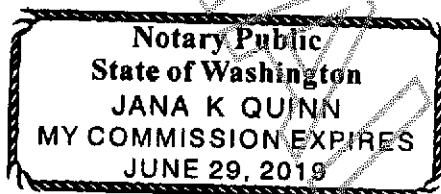


EXHIBIT "A"

Exceptions

1. Exceptions and reservations as contained in instrument;
Recorded: September 18, 1946
Auditor's No.: 396133, records of Skagit County, Washington
Executed By: Skagit Realty Company
As Follows: Reserving to the seller, its successors and assigns, forever, a permanent right to drain surface water from adjoining premises lying to the East and North over and across the premises herein described through the natural drainage channel meandering across said premises
2. Terms, conditions, and restrictions of that instrument entitled Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands Pursuant to SCC 14.16.870;
Recorded: October 11, 2001
Auditor's No(s): 200110110004, records of Skagit County, Washington
3. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
4. Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: September 15, 2016
Recording No.: 201609150072
Affects: Portion of said premises
5. Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: September 15, 2016
Recording No.: 201609150073
Affects: A portion of said premises and other property
6. Quit Claim Deed Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date: February 10, 2017
Recording No.: 201702100104
7. The Land has been classified as Farm and Agricultural Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: November 10, 1971
Recording No.: 760403

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.
8. City, county or local improvement district assessments, if any.