

When recorded return to:
Torey Swanson and Lisa Anderson-Swanson
3620 Carol Place
Mount Vernon, WA 98273



201703060157

Skagit County Auditor \$76.00
3/6/2017 Page 1 of 4 3:28PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029627

CHICAGO TITLE
620029627

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey D. Hansell and Lori R. Hansell, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Torey Swanson and Lisa Anderson-Swanson, husband and wife

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.)

PTN SW NE, 09-34-04 Tax/Map ID(s):

Tax Parcel Number(s): P101466 / 340409-0-025-0100,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017864
MAR 06 2017

Amount Paid \$ 9243.20
Skagit Co. Treasurer
By *Mdm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 2, 2017

Jeffrey D. Hansell

Lori R. Hansell

State of WASHINGTON
County of Kittitas

I certify that I know or have satisfactory evidence that Jeffrey D Hansell and Lori R Hansell 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: March 3, 2017

Cindy C Herringshaw

Name: Cindy C Herringshaw

Notary Public in and for the State of WA

Residing at: Monitor, WA

My appointment expires: 06/01/2017

Notary Public
State of Washington
Cindy C Herringshaw
Commission Expires 06/01/2017

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P101466 / 340409-0-025-0100

PARCEL A:

The South 285 feet of the North 305 feet of East 435.69 feet of the East 11 acres of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 9, Township 34 North, Range 4 East, W.M.;

EXCEPT the East 150 feet thereof;

ALSO KNOWN AS Tract B of Survey recorded in Volume 13 of Surveys at page 88, recorded October 14, 1992 under Auditor's File No. 9210140058, AND ALSO KNOWN AS Tract B of Short Plat 16-71, approved December 8, 1971 and recorded January 15, 1992 under Auditor's File No. 9201150003 in Volume 1040 of Official Records, pages 436 through 440, inclusive.

Situated in Skagit County, Washington

PARCEL B:

An easement for ingress and egress and utility purposes over, across and through a tract of land described as follows:

A strip of land 60 feet in width lying 30 feet on each side of the following described center line, together with a 90 foot diameter cul-de-sac:

Beginning at a point 20 feet South of the North line of said subdivision and 435.69 feet West of the East line of said subdivision; thence South along said center line, parallel with the East line of said subdivision, a distance of 322 feet to the radius point of said cul-de-sac.

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: Public Utility District No. 1 of Skagit County
Purpose: Water pipeline
Recording Date: July 31, 1992
Recording No.: 9207310040
Affects: The East 20 feet of the West 315.69 feet of Skagit County Short Plat No. 16-71

2. 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: August 5, 1992
Recording No.: 9208050137
Affects: Portion of said premises

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

Granted to: Clifton Walker and Betty Walker, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: August 24, 1992
Recording No.: 9208240099
Affects: Portion of said premises

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