

When recorded return to:

Jessica R. Starr
13853 Bayview Road
Mount Vernon, WA 98273



201703220046

Skagit County Auditor

\$79.00

3/22/2017 Page

1 of

7 1:44PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030127

CHICAGO TITLE

620030127

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert A Horncastle, an unmarried person and Barbara K Horncastle, an unmarried person, as tenants in common

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jessica R. Starr, an unmarried person

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): 3 SKAGIT COUNTY SHORT PLAT NO. 27-85

Tax Parcel Number(s): P35183 / 350332-0-017-0009

Subject to:

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

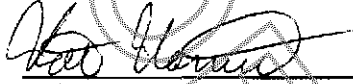
2017-1110
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 22 2017

Amount Paid \$ 7481.00
Skagit Co. Treasurer
By MF Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 17, 2017



Robert A Horncastle

Barbara K Horncastle

STATUTORY WARRANTY DEED
(continued)

Dated: March 17, 2017

Robert A Horncastle



Barbara K Horncastle


STATUTORY WARRANTY DEED
(continued)

State of California
County of Orange

I certify that I know or have satisfactory evidence that

Robert A. Horncastle
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: 3-21-2017



Name: Josh Stittsworth
Notary Public in and for the State of California
Residing at: Fish, CA
My appointment expires: 7-14-2017



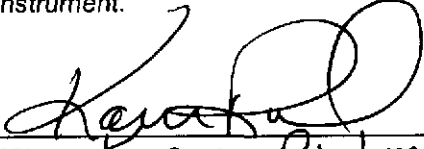
STATUTORY WARRANTY DEED
(continued)

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that

Barbara K. Horncastle
(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: 3-20-17


Name: Karen Richmond
Notary Public in and for the State of WA
Residing at: Everett
My appointment expires: 7.15.20

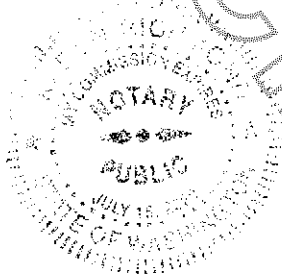


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P35183 / 350332-0-017-0009

PARCEL A:

Lot 3 of SKAGIT COUNTY SHORT PLAT NO. 27-85, as approved March 25, 1986 and recorded July 24, 1986, in Volume 7 of Short Plats, page 100, under Auditor's File No. 8607240002, records of Skagit County, Washington; being a portion of the South Half of the Southeast Quarter of Section 32, Township 35 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington

PARCEL B:

An easement for ingress, egress and drainage and utilities over that certain 20 foot strip in Lot 1 of said Short Plat No. 27-85 as approved March 25, 1986, and recorded July 24, 1986, in Volume 7 of Short Plats, page 100, under Auditor's File No. 8607240002, records of Skagit County, Washington; being a portion of the South Half of the Southeast Quarter of Section 32, Township 35 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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. 27-85.

Recording No: 8607240002

2. Agreement, including the terms and conditions thereof; entered into;
By: Bernje J. LaChance
And Between: Skagit County
Recorded: March 28, 1994
Auditor's No. 9403280146, records of Skagit County, Washington
Providing: Mound sewage system

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

Recording Date: July 24, 1986
Recording No.: 8607240002 and 200409100066
Matters shown: Encroachment of a fence onto the Easterly portion of said premises by approximately three feet.

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

Recording Date: September 10, 2004
Recording No.: 200409100066
Matters shown: Possible gap along Easterly portion of said premises

5. 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.