

When recorded return to:
Jack W. Hartt and Susannah R. Hartt
1106 Rita Street
Sedro Woolley, WA 98284



Skagit County Auditor \$75.00
4/14/2017 Page 1 of 3 2:46PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171536
APR 14 2017

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Amount Paid \$ 5078.⁰⁰
Skagit Co. Treasurer
By *Mdm* Deputy

CHICAGO TITLE
620030199

Escrow No.: 620030199

STATUTORY WARRANTY DEED

THE GRANTOR(S) John A. London and Bobbie K. London, 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 Jack W. Hartt and Susannah R. Hartt, a married couple

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

Lot 2, SEDRO-WOOLLEY SHORT PLAT NO. SW 08-96, approved November 25, 1996, and recorded December 4, 1996, in Volume 12 of Short Plats, page 163, under Auditor's File No. 9612040048, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Southwest Quarter of Section 24, Township 35 North, Range 4 East of the Willamette Meridian;

EXCEPT that portion conveyed to Beverly M. Pinneke on December 18, 1996 under Auditor's File No. 9612180056, records of Skagit County, Washington, described as follows:

That portion of the Southwest Quarter of the Southwest Quarter of Section 24, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of that certain tract described in deed to Patrick and Julie Ward, under Auditor's File No. 690314, records of Skagit County, Washington; thence South 00°22'13" East along the Southerly prolongation of the West line of said Ward Tract, a distance of 4.68 feet; thence North 86°06'45" East a distance of 102.68 feet to the Southeast corner of said Ward Tract; thence South 88°43'36" West along the South line of said Ward Tract a distance of 102.50 feet to the point of beginning;

ALSO EXCEPT that portion conveyed to Virgil E. Felton and Virginia Felton on December 18, 1996, under Auditor's File No. 9612180055, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of that certain tract described in deed to Virgil E. and Virginia L. Felton, recorded under Auditor's File No. 756179, records of Skagit County, Washington; thence South 00°22'13" East along the Southerly prolongation of the East line of said Felton Tract a distance of 4.68 feet; thence South 86°06'45" West a distance of 22.53 feet to the West line of Lot 2 of Short Plat No. SW 08-96, recorded in Volume 12 of Short Plats, page 163, under Auditor's File No. 9612040043, records of Skagit County, Washington; thence North 00°22'13" West along the West line of said Lot 2 a distance of 5.71 feet to a point on the South line of said Felton Tract; thence North 88°43'36" East along the South line thereof a distance of 22.49 feet to the point of beginning.

Situated in Skagit County, Washington.

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

P110453

STATUTORY WARRANTY DEED
(continued)

Tax Parcel Number(s): P110453 / 350424-3-013-0100

Subject to:

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

Dated: April 12, 2017

[Signature]
John A. London

[Signature]
Bobbie K. London

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that John A London Bobbie K London 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: April 13, 2017

[Signature]
Name: Laurea L Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2018

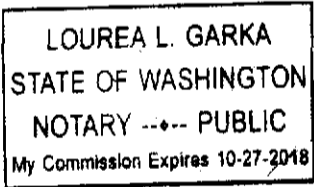


EXHIBIT "A"
Exceptions

1. 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 SEDRO-WOOLLEY SHORT PLAT NO. SW 08-96:

Recording No: 9612040048

2. Record of Surveys:
Recorded: July 14, 1997
Auditor's File No: 9702140072, records of Skagit County, Washington
3. Assessments, if any, levied by City of Sedro Woolley.
4. City, county or local improvement district assessments, if any.