

When recorded return to:
Raymond M Lepore and Sue L Lepore
23682 Prairie Road
Sedro Woolley, WA 98284



201704280054
Skagit County Auditor \$75.00
4/28/2017 Page 1 of 3 10:28AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030533

CHICAGO TITLE
620030533

STATUTORY WARRANTY DEED

THE GRANTOR(S) Justin D. Wood and Zephyr A.M. Wood, 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 Raymond M Lepore and Sue L Lepore, husband and wife

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

The East 900 feet of the North 175 feet of all of the following described property:

The East Half of the Northeast Quarter of the Northwest Quarter of Section 25, Township 36 North, Range 4 East of the Willamette Meridian and that portion of the Northwest Quarter of the Northeast Quarter of Section 25, Township 36 North, Range 4 East of the Willamette Meridian, lying within the following described premises:

Beginning at the Northwest corner of said Northwest Quarter of the Northeast Quarter; thence East 693 feet; thence at right angles South to the South line of said Northwest Quarter of the Northeast Quarter; thence West along said South line 693 feet to the Southwest corner of said Northwest Quarter of the Northeast Quarter; thence North along the West line of said Northwest Quarter of the Northeast Quarter to the point of beginning;

EXCEPT, however, from said East 900 feet, that portion thereof lying within that certain 40 foot strip conveyed to Skagit County for road purposes by deeds dated November 30, 1931, recorded April 14, 1932, under Auditor's File Nos. 250009 and 250010, records of Skagit County, Washington;

AND EXCEPT from the North 175 feet the county road along the North line thereof;

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P104586 / 360425-1-005-0100, P104496 / 360425-1-004-0100

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20171763
APR 28 2017

Amount Paid \$ 5701.00
Skagit Co. Treasurer
By *mlm* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: April 25, 2017

Justin D. Wood

Zephyr A.M. Wood

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that

Justin D. Wood and Zephyr A.M. Wood

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 27, 2017

Name: Kathryn A. Freeman

Notary Public in and for the State of WA

Residing at: Snohomish CO

My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Exceptions

1. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;
Recorded: May 24, 1995
Auditor's No(s): 9505240058, records of Skagit County, Washington
As Follows: The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot.

Said instrument is a re-recording of instrument (s);
Recorded: February 28, 1994
Auditor's File No(s): 9402280100, records of Skagit County, Washington

2. 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.
3. 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.