

When recorded return to:  
Richard Hallman and Kristi A. Hallman  
15371 Josh Wilson Rd  
Burlington, WA 98233



201705020024

Skagit County Auditor \$76.00  
5/2/2017 Page 1 of 4 11:34AM

Filed for record at the request of.



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No.: 500056066

**CHICAGO TITLE**  
500056066

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Judy Schoonover, who acquired title as Judy L. Rhoades, and Keith Schoonover, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Richard Hallman and Kristi A. Hallman, husband and wife

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

The East Half of the Southwest Quarter of the Southeast Quarter of the Southwest Quarter of Section 27, Township 35 North, Range 3 East of the Willamette Meridian;

EXCEPT those portions conveyed to Skagit County for road purposes by deeds dated March 25, 1911 and June 4, 1912, and recorded February 2, 1914 and March 31, 1914, in Volume 96 of Deeds, pages 81 and 377.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P34873 / 350327-3-003-0105,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20171860

MAY 02 2017

Amount Paid \$ 2141.00

Skagit Co. Treasurer

By: *Mdm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 28, 2017

Judy Schoonover  
Judy Schoonover

Keith Schoonover  
Keith Schoonover

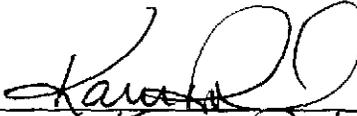
STATUTORY WARRANTY DEED

(continued)

State of WA  
County of Skagit

I certify that I know or have satisfactory evidence that Judy Schoonover + Keith Schoonover 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: May 1, 2017

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



**EXHIBIT "A"**  
Exceptions

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

Recording Date: May 6, 1985

Recording No.: 8505060020

Matters shown: Encroachment of a fence onto the property to the West by varying amounts and possible encroachment of a fence along the Northerly line of said premises

2. Notice of On-Site Sewage System Status including the terms, covenants and provisions thereof

Recording Date: September 10, 1992

Recording No.: 9209100053

3. Affect, if any, of Acknowledgment of Permissive Use (Amended) including the terms, covenants and provisions thereof

Recording Date: May 20, 1996

Recording No.: 9605200133 being a re-recording of 9605020063

Said grantor Jim Beernink had no interest in said premises at the time of recording.

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