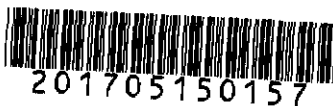


When recorded return to:

Mr. and Mrs. Wesley W Wood
9487 Charity Lane
Bow, WA 98232



Skagit County Auditor
5/15/2017 Page

1 of

3 3:33PM

\$75.00

POOR ORIGINAL

Filed for Record at Request of
Curtis And Casteel Law Group, PLLC
Escrow Number: C1700303JB

CHICAGO TITLE
020030792

Statutory Warranty Deed

THE GRANTORS Michael R. Duffy and Debra A. Duffy, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Wesley W Wood and Stefanie Wood, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot(s): C Short Plat No. 12-71

Tax Parcel Number(s): P68669 / 3989-001-014-1108, P68670 / 3989-001-014-1207

LEGAL DESCRIPTION IS ATTACHED HERETO ON EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF.

Subject to: Covenants, conditions and restrictions of record, as attached hereto and made a part hereof by Exhibit "B"

Dated May 11, 2017

Michael R. Duffy
Michael R. Duffy

Debra A. Duffy
Debra A. Duffy

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172100
MAY 15 2017

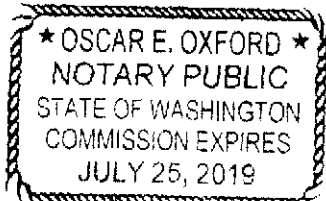
STATE OF Washington
COUNTY OF Skagit } SS:

Amount Paid \$ 6324.00
By MM Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Michael R. Duffy and Debra A. Duffy

are the persons who appeared before me, and said persons acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 5.13.2017



Oscar E. Oxford
Notary Public in and for the State of Washington
Residing at Blaine
My appointment expires: 7.25.2019

EXHIBIT "A"

For APN/Parcel ID(s): P68689 / 3989-001-014-1108 and P68670 / 3989-001-014-1207

Parcel A:

The South 150.00 feet of the East 142.88 feet of the West 1/2 of the East 1/2 of the South 1/2 of Lot 14, "L.W.L. Co's Samish River Acreage, Plat No. 1, Skagit Co., Washington," as per plat recorded in Volume 3 of plats, page 69, records of Skagit County, Washington.

(Also known as Lot "C", Short Plat No. 12-71, approved October 14, 1971)

Situate in County of Skagit, State of Washington.

Parcel B:

An undivided 1/4 interest in the West 1/2 of the East 1/2 of the South 1/2 of said Lot 14, EXCEPT the South 300.00 feet thereof, and in the West 60.00 feet of the East 202.88 feet of the South 300.00 feet of said West 1/2 of the East 1/2 of the South 1/2 of said Lot 14.

(Also known as Lot "E", Short Plat No. 12-71, approved October 14, 1971)

Situate in County of Skagit, State of Washington.

EXHIBIT "A"

Agreement, including the terms and conditions thereof, entered into:

By and Between: Karl J. Alar and Rosemary Alar, husband and wife; Terry J. Knutzen and Barbara A. Knutzen, husband and wife; Arthur Bailey and Sheila Bailey, husband and wife; and Walter M. Schuh and Lillian Schuh, husband and wife

Recorded: July 2, 1984

Auditor's No.: 5407020045, records of Skagit County, Washington

Providing: Maintenance and repairs of said access road

Easement, including the terms and conditions thereof, granted by instrument:

Recorded: October 24, 1972

Auditor's No.: 775760, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Underground electric system, together with necessary appurtenances

Easement, including the terms and conditions thereof, disclosed by instrument(s):

Recorded: June 15, 1972

Auditor's No(s): 769705, records of Skagit County, Washington

In favor of: Cascade Natural Gas Corporation

For: Pipe line or lines

Affects: The West 80 feet of the East 202.88 feet of the South 300 feet of Short Plat No. 12-71, being a portion of Tract "E" of said Short Plat

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 Short Plat No. 12-71.

Title Notification, including the terms, covenants and provisions thereof:

Recording Date: September 18, 2003

Recording No.: 200309180132

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

Recording Date: August 12, 2008

Recording No.: 2808120065

Matters shown: Fence

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