

When recorded return to:
Hunter J. Cates and Stephanie A Cates
26834 BURMASTER ROAD

Recorded at the request of:
Guardian Northwest Title
File Number: 113831



201705260090

Skagit County Auditor

\$74.00

5/26/2017 Page

1 of

2 1:22PM

Statutory Warranty Deed

113831
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Amanda Middleton, as her separate estate and Robert Middleton and Jeanne Middleton, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Hunter J. Cates and Stephanie A. Cates, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lot 6, Tract 2, Peavey's Acreage

Tax Parcel Number(s): P67964, 3966-002-006-0303

The North 175 feet of the West 200 feet of the East 1/2 of Lot 6, Tract 2, "PEAVEY'S ACREAGE, TRACTS NO. 1 AND 2 (SECTIONS 17, 20, 21, 22 & 28, TOWNSHIP 35 NORTH, RANGE 5 EAST) SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington, EXCEPT that portion lying within the boundaries of the Burmaster Road running along the North line thereof.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 5-24-17


Amanda Middleton


Jeanne Middleton


Robert Middleton

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

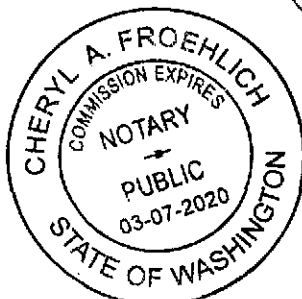
20170512
MAY 26 2017

Amount paid: 457.90
By mb Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Amanda Middleton, Robert Middleton and Jeanne Middleton, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5-24-17



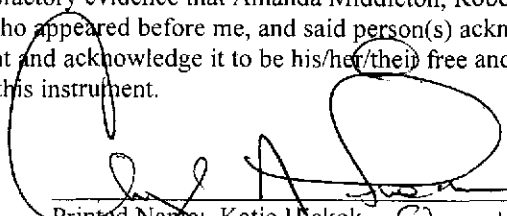

Printed Name: Katie Hickok Cheryl A. Froehlich
Notary Public in and for the State of Washington
Residing at 2680 Looch
My appointment expires: 1/07/2019 03/07/20

Exhibit A
SCHEDULE "B-1"

EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:	Peavey's Acreage Tracts No. 1 and 2
Recorded:	May 2, 1903
Auditor's No.:	43979 (Vol. 3 of Plats, Page 37)