

When recorded return to:
Stephen B. Reynolds and Jillian C. Reynold
13490 State Route 9
Mount Vernon, WA 98273



201706020066
Skagit County Auditor

6/2/2017 Page

1 of

4

\$76.00

3:33PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030920

CHICAGO TITLE
620030920

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dana Smart, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Stephen B. Reynolds and Jillian C. Reynolds, husband and wife

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

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

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

PTN NW SE, 12-34-04 Tax/Map ID(s):

Tax Parcel Number(s): P24614 / 340412-3-005-0001, P114308 / 340412-3-005-0100,

Subject to:

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

Dated: June 1, 2017

Dana Smart

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172454

JUN 02 2017

Amount Paid \$ 6235.⁰⁰
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED
(continued)

State of wa
County of Skagit.

I certify that I know or have satisfactory evidence that

Dana Smart.
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: June 1, 2017

Lourea L Garka
Name: Lourea L Garka
Notary Public in and for the State of wa
Residing at: Arlington
My appointment expires: 10/27/2018

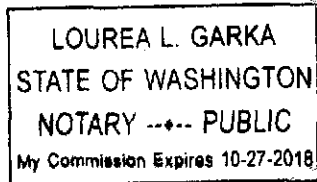


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P24614 / 340412-3-005-0001 and P114308 / 340412-3-005-0100

PARCEL A:

The South Half of the East Half of the Northwest Quarter of the Southwest Quarter of Section 12, Township 34 North, Range 4 East W.M., lying Westerly of State Highway 9. EXCEPT roads and right of way; AND EXCEPT the South 30 feet thereof.

TOGETHER WITH the South 30 feet of the East Half of that portion of the Northwest of the Southwest Quarter of Section 12, Township 34 North, Range 4 West, W.M., lying West of the State Highway.

AND TOGETHER WITH the North 30 feet of the East Half of the Southwest Quarter of the Southwest Quarter of Section 12, Township 34 North, Range 4 East, W.M., lying West of the State Highway.

Situated in Skagit County, Washington.

PARCEL B:

That portion of the Northwestern Half of that certain 100 foot wide strip of land created by Agreement Dated May 21, 1890, and recorded July 11, 1890, in Volume 8 of Deeds, page 646, in favor of the Seattle Lake Shore and Eastern Railway Company, which lies within the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of Section 12, Township 34 North, Range 4 East, W.M., EXCEPT that portion thereof lying with the South 30 feet of said subdivision (per Order on Summary Judgment filed July 18, 1996 under Skagit County Superior Court Cause No. 95-2-01273-9)

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof

Recording Date: January 9, 1998
Recording No.: 9801090090

2. Title Notification - Property Adjacent to Designated Natural Resource Lands including the terms, covenants and provisions thereof

Recording Date: April 2, 1999
Recording No.: 9904020145

3. The Land has been classified as Timber Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: March 12, 1999
Recording No.: 9903120123

Continuance:
Recording Date: January 3, 2005
Recording No.: 200501030006

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

4. City, county or local improvement district assessments, if any.
5. **All or a part of the Land herein described does not appear to be assessed on the Tax Roll for the year(s) . Said Land is subject to the possible assessment and collection of property taxes for current and prior years.**

Affects: Parcel B