

When recorded return to:

Robert P Ruiz
503 Birch Lane
La Conner, WA 98257



201706230071
Skagit County Auditor
6/23/2017 Page

1 of 4 \$76.00
1:46PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620031028

Escrow No.: 620031028

P74199

STATUTORY WARRANTY DEED

THE GRANTOR(S) Raymond E Souther and Lila L Souther, 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 Robert P Ruiz, an unmarried person

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

That portion of Lot 3, Block B, CALHOUN ADDITION TO THE TOWN OF LA CONNER, according to the plat thereof, recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of said Lot 3;
Thence South along the West line of said Lot, 150 feet;
Thence East 10 feet;
Thence North 50 feet;
Thence East 140 feet;
Thence North 100 feet;
Thence West 150 feet to the point of beginning;

EXCEPT the East 50 feet thereof;

AND EXCEPT that portion of Lot 3, Block B, CALHOUN ADDITION TO THE TOWN OF LACONNER, according to the plat thereof, recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of said Lot 3;
Thence South along the West line of said lot, 100 feet to the true point of beginning;
Thence South 50 feet;

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201712782
JUN 23 2017

Amount Paid \$ 5131.40
Skagit Co. Treasurer
By [Signature] Deputy

STATUTORY WARRANTY DEED
(continued)

Thence East 10 feet;
Thence North 50 feet;
Thence West 10 feet to the true point of beginning.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P74199/ 4124-018-003-0101

Subject to:

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

Dated: June 22, 2017

Raymond E. Souther
Raymond E Souther

Lila L. Souther
Lila L Souther

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON

County of Skagit

I certify that I know or have satisfactory evidence that

Raymond E Souther Lita L Souther
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 22, 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

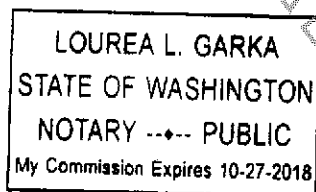


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Town of LaConner
Purpose: Utilities
Recording Date: June 16, 1989
Recording No.: 8906160003
Affects: Portion of said premises

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Richard E. Thompson and Reinhold Thompson, husband and wife
Purpose: Storm drainage
Recording Date: May 2, 2008
Recording No.: 200805020061
Affects: Portion of said premises

3. Assessments, if any, levied by City of LaConner.
4. 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.