

When recorded return to:
Leland L Harlan, Jr and Chelsy J Harlan
8739 Pinelli Road
Sedro Woolley, WA 98284



201707030194
Skagit County Auditor \$75.00
7/3/2017 Page 1 of 3 3:46PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017 3015
JUL 03 2017

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Amount Paid \$ 7214.⁰⁰
Skagit Co. Treasurer
By *mem* Deputy

CHICAGO TITLE
620031004

Escrow No.: 620031004

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nancy J Brownlee, 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 Leland L Harlan, Jr and Chelsy J Harlan, a married couple

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

That portion of Government Lot 2, Section 17, Township 35 North, Range 7 East of the Willamette Meridian, lying Northerly of the County Road;

EXCEPT the West 35 feet for County Road;

ALSO EXCEPT the North 933 feet (As measured along the East line thereof);

AND ALSO EXCEPT the East 600 feet (as measured along the North line thereof);

AND ALSO EXCEPT the following described tract:

Beginning at a point on the North line of the County Road 600 feet West of the East line of said Government Lot 2 (as measured parallel to the North line thereof);
Thence North, parallel to the East line of said Government Lot 2, a distance of 442 feet;
Thence West, parallel to the North line of said Government Lot 2, a distance of 300 feet;
Thence South, parallel to the East line of said Government Lot 2, a distance of 442 feet, more or less, to the North line of the County Road;
Thence Easterly along said North line to the point of beginning;

TOGETHER WITH that portion of Government Lot 2, lying Southerly of the County Road and lying between the Southerly extensions of the Westerly and Easterly lines of the main tract above described. INCLUDING A 1998 Silvercrest 68x39 Mobile Home, Serial Number 17710340A, title of which has been eliminated.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P42845/ 350717-0-006-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 29, 2017

Nancy J. Brownlee
Nancy J Brownlee

State of Washington
 county of SKAGIT

I certify that I know or have satisfactory evidence that

Nancy J. Brownlee
 is the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/hers/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: June 30, 2017

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish co
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --P-- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Exceptions

1. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: May 2, 2006
Recording No.: 200605020131
Matters shown: Possible encroachment of a fence onto the property to the East by approximately 34.6 feet
3. 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.