

When recorded return to:

James P. Luttrell and Rebekah A. Luttrell
51008 Concrete Sauk Valley Road
Concrete, WA 98237



201707170199

Skagit County Auditor \$76.00
7/17/2017 Page 1 of 4 4:12PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030658

CHICAGO TITLE 620030658

STATUTORY WARRANTY DEED

THE GRANTOR(S) James A. Lewis and Lisa D. Lewis, 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 James P. Luttrell and Rebekah A. Luttrell, a married couple

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

The West 5 acres of the following described property:

That portion of the Southwest Quarter of the Southwest Quarter of Section 34, Township 35 North, Range 9 East of the Willamette Meridian lying South of the Ridge Road now known as Sauk Valley Road, as conveyed to the County of Skagit on March 16, 1932, under Auditor's File No. 249433, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P44995 / 350934-3-004-0109

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173272
JUL 17 2017

Amount Paid \$ 4704.20
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 10, 2017

James A. Lewis by Lisa
X L. Lewis, his atty in fact
James A. Lewis by Lisa Lewis, his attorney in fact

X Lisa D. Lewis
Lisa D. Lewis

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Lisa D. Lewis is the person who appeared before me, and said persons acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for herself and as Power of Attorney for James A. Lewis for the uses and purposes mentioned in this instrument.

Dated: 7/14/17

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville Wa.
My appointment expires: 10/1/2019

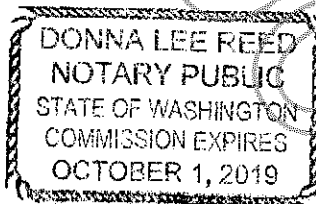


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 31, 1945
Auditor's No(s): 382915, records of Skagit County, Washington
In favor of: Bernard Kvande
For: Roadway

Note: Exact location and extent of easement is undisclosed of record.

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 1, 1949
Auditor's No(s): 435301, records of Skagit County, Washington
For: Road
Affects: West 30 feet of said premises and other property
3. Public and private easements, if any, over vacated portion of said premises
4. Any matters arising out of questions as to the exact location of the East and West boundaries of said premises due to legal description by area instead of metes and bounds.
5. Title Notification regarding setback including the terms, covenants and provisions thereof
Recording Date: August 25, 2006
Recording No.: 200608250118
6. Title Notification regarding Special Flood Hazard Area including the terms, covenants and provisions thereof
Recording Date: August 25, 2006
Recording No.: 200608250119
7. Title Notification regarding development activities including the terms, covenants and provisions thereof
Recording Date: August 25, 2006
Recording No.: 200608250120

EXHIBIT "A"

Exceptions
(continued)

8. Lot of record certification including the terms, covenants and provisions thereof

Recording Date: August 28, 2006
Recording No.: 200608280153

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

Recording Date: March 21, 2008
Recording No.: 200803210002
Matters shown: gravel driveway

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