

When recorded return to:
Lucas Freeman and Alena Freeman
83145 Lyman Hamilton Highway
Sedro Woolley, WA 98284



Skagit County Auditor
7/18/2017 Page

1 of

\$78.00
6 3:26PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031031

CHICAGO TITLE
620031031

STATUTORY WARRANTY DEED

THE GRANTOR(S) David G. Ridenhour and Darci D. Ridenhour, 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 Lucas Freeman and Alena Freeman, a married couple

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:

PTN NW NW, 15-35-06

Tax Parcel Number(s): P41236 / 350615-2-003-0157

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173242

JUL 18 2017

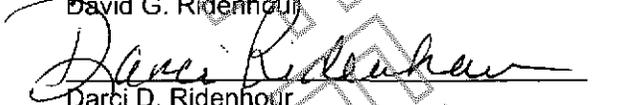
Amount Paid \$ 205060
Skagit Co. Treasurer
By *MG* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 13, 2017



David G. Ridenhour



Darci D. Ridenhour

UNOFFICIAL DOCUMENT

STATUTORY WARRANTY DEED

(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that David G. Ridenhour and Darci D. Ridenhour
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: July 17, 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 --- PUBLIC
My Commission Expires 9-01-2018

UNRECORDED DOCUMENT

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P41236 / 350615-2-003-0157

The Northwest Quarter of the Northwest Quarter of Section 15, Township 35 North, Range 6 East of the Willamette Meridian;

EXCEPT the following described parcels:

EXCEPT that portion thereof, if any, lying within the Great Northern Railroad right-of-way.

EXCEPT those portions thereof conveyed to Puget Sound & Baker River Railroad Corporation by deeds recorded February 19, 1907 under Auditor's File No. 60822 and 60884.

AND EXCEPT Lot A, Skagit County Short Plat No. 11-79, approved March 16, 1979 and recorded March 21, 1979 in Volume 3 of Short Plats, page 87, under Auditor's File No. 7903210005, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Northwest Quarter of Section 15, Township 35 North, Range 6 East of the Willamette Meridian.

AND FURTHER EXCEPTING that portion of Lot B, SKAGIT COUNTY SHORT PLAT NO. 11-79, approved March 16, 1979, and recorded March 21, 1979, in Volume 3 of Short Plats, page 87, under Auditor's File No. 7903210005, records of Skagit County, Washington in the Northwest Quarter of the Northwest Quarter of Section 15, Township 35 North, Range 6 East of the Willamette Meridian, lying Southwesterly of a line described as follows.

Beginning at the Northeast corner of Lot A in said Skagit County Short Plat No. 11-79; Thence Southeasterly along the East boundary of said Lot A on a bearing of South 09°23'09" East and said East boundary projected to the South boundary of Lot B of said short plat and the terminus of said line;

Except that portion deeded to the State of Washington on May 21, 2010, under Auditor's File No. 201005210071.

(Also known as Lot B, Skagit County Short Plat No. 11-79, approved March 16, 1979 and recorded March 21, 1979 in Volume 3 of Short Plats, page 87, under Auditor's File No. 7903210005, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Northwest Quarter of Section 15, Township 35 North, Range 6 East of the Willamette Meridian).

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Right of way for road known as Healy Road, constructive notice of which is contained in various instruments of record.
Affects: West Boundary of said premises

2. Right of way for road known as Lyman Hamilton Highway, constructive notice of which is contained in various instruments of record.
Affects: A portion of said premises

3. Right of way for road known as Highway 20, constructive notice of which is contained in various instruments of record.
Affects: North boundary of said premises

4. 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.

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. 11-79:

Recording No: 7903210005

6. Terms, conditions, and restrictions of that instrument entitled Title Notification Special Flood Hazard Area;
Recorded: April 28, 2003
Auditor's No(s): 200304280169, records of Skagit County, Washington

7. Terms and conditions contained in Application for Current Use Classification (entered into pursuant to RCW 84.34); Notice of Approval

EXHIBIT "B"

Exceptions
(continued)

Recorded: February 5, 1982
Auditor's No.: 8202050014, records of Skagit County, Washington
Classification: Farm and Agricultural Land
Affects: Portion of said premises

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