

When recorded return to:

James A Lewis and Lisa D Lewis
17228 Sam Bell Road
Bow, WA 98232



201707190039

Skagit County Auditor

\$77.00

7/19/2017 Page

1 of

5 3:35PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031411

CHICAGO TITLE

620031411

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian A Lehr and Marijo Lehr, 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 A Lewis and Lisa D Lewis, Husband and Wife

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

Lot 3, SKAGIT COUNTY SHORT PLAT NO. 90-055, as approved October 27, 1993, and recorded November 4, 1993, in Volume 11 of Short Plats, pages 11 and 12, under Auditor's File No. 9311040152, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Northwest Quarter of Section 24, Township 35 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P106778 / 350324-2-004-0700,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20177306

JUL 19 2017

Amount Paid \$

Skagit Co. Treasurer


By

MA

Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 13, 2017



Brian A Lehr



Marijo Lehr

STATUTORY WARRANTY DEED

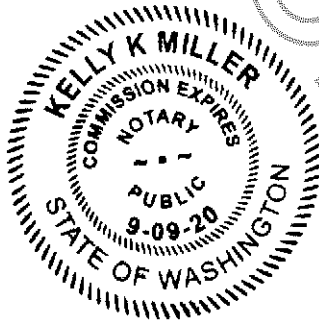
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Brian A Lehr and Marijo Lehr
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: 7/18/17



Kelly K Miller
Name: Kelly K. Miller
Notary Public in and for the State of WA
Residing at: Marysville
My appointment expires: 9-9-2020

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 23, 1954
Auditor's No(s): 505533, records of Skagit County, Washington
In favor of: Trans Mountain Oil Pipeline Corporation
For: Pipeline for oil and oil products or by-products
Affects: A 50-foot strip across the Southeast corner of said premises
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 2, 1954
Auditor's No(s): 505991, records of Skagit County, Washington
In favor of: Trans Mountain Oil Pipeline Corporation
For: Pipeline for oil and oil products or by-products
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 15, 1987
Auditor's No(s): 8707150041, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The North 30 feet of said premises
4. 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 SKAGIT COUNTY SHORT PLAT 90-055:

Recording No: 9311040152
5. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: February 17, 1995
Auditor's No(s): 9502170062, records of Skagit County, Washington
Executed By: Kendall D. Gentry and Nancy F. Gentry
As Follows: Use of Lot 2 as an agricultural irrigation site will not be restricted by development of Lots 1 and 3 of said short plat
6. Low Flow Mitigation Summary including the terms, covenants and provisions thereof

Recording Date: August 31, 2005

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 200508310189

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