

When recorded return to:

William Smillie, III
937 East Magnolia Ave
Burlington, WA 98233



201707280069

Skagit County Auditor

\$77.00

7/28/2017 Page

1 of

4 11:53AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031544

CHICAGO TITLE

620031544

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steve D. Knott and Ashley R. Knott who acquired title as Ashley R. Yohn, 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 William Smillie, III, a single man

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: (Required if full legal not inserted above.)

Lot(s): PTN 16-17 Unit(S): Block: 14 AMENDED PLAT OF BURLINGTON

Tax Parcel Number(s): P124842 / 4076-014-017-0000,

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20173480

JUL 28 2017

Amount Paid \$ 4470.75

Skagit Co. Treasurer

By HB

Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 17, 2017



Steve D. Knott


Ashley R. Knott

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Steve D. Knott and Ashley R. Knott are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 27, 2017


Name: Lourea L. Garka
Notary Public in and for the State of wa
Residing at: Arden
My appointment expires: 10/27/2018

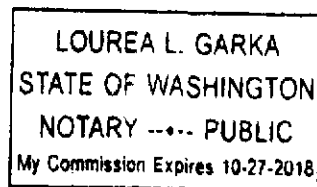


EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 620031544

For APN/Parcel ID(s): P124842 / 4076-014-017-0000

Lot 16 and the West 20 feet of Lot 17, Block 14, AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH., according to the plat thereof, recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington;

EXCEPT the South 4 feet thereof;

AND EXCEPT that portion thereof lying within the boundaries of the Burlington-Sedro-Woolley Highway.

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 30, 1994
Auditor's No(s): 9408300036, records of Skagit County, Washington
In favor of: City of Burlington
For: Drainage
Affects: West 15 feet of said premises
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 6, 1939
Auditor's No(s): 316705, records of Skagit County, Washington
In favor of: City of Burlington

Note: Exact location and extent of easement is undisclosed of record.
3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by City of Burlington.