

When recorded return to:
Robert G. Pittis and Brianne R. Pittis
7633 Medford Road
Sedro Woolley, WA 98284



Skagit County Auditor \$77.00
8/4/2017 Page 1 of 4 3:09PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620031208

Escrow No.: 620031208

STATUTORY WARRANTY DEED

THE GRANTOR(S) Grant A. Mullins and Desiree L. Mullins, 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 Robert G. Pittis and Brianne R. Pittis, ~~a married couple~~ *
*Husband and wife

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 1 & 6 Livermore's Hamilton Acreage

Tax Parcel Number(s): P67271 / 3947-000-006-0202

Subject to:

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

Dated: July 11, 2017

Grant A. Mullins
Grant A. Mullins

Desiree L. Mullins
Desiree L. Mullins

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
201708040111
AUG 04 2017

Amount Paid \$4455.25
Skagit Co. Treasurer
By Mh Deputy

STATUTORY WARRANTY DEED
(continued)

State of wa
County of Skagit

I certify that I know or have satisfactory evidence that
Grant A Mullins Desiree L Mullins
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 13, 2017

LoREAL Garka
Name: LoREAL Garka
Notary Public in and for the State of wa
Residing at: Arlington
My appointment expires: 10/27/2018

LOREAL GARKA
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 10-27-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P67271 / 3947-000-006-0202

The West 151 feet of that portion of the South 630 feet of Tracts 1 and 6 of "LIVERMORES HAMILTON ACREAGE," as per plat recorded in Volume 3 of Plats, Page 87, records of Skagit County, lying East of the County Road running along the West line thereof;

Except that portion thereof lying Southerly of the center line of that certain 15 foot easement granted to Thomas Thurnau et ux., by instrument dated November 4, 1966, recorded December 27, 1966, as Auditor's File No. 692636, said center line being 237 feet South of and parallel with the North line of the above described main tract.

Also except that portion as described in Skagit County Superior Court Cause No. 82-2-00368-1; being described as follows:

Beginning at the Southwest corner of the above described tract; thence North 40 feet on the West line of the aforescribed tract; thence Southeasterly to a point on the East line of the aforescribed tract which is 30 feet North of the Southeast corner thereof; thence South 30 feet along the East line of the aforescribed tract to the Southeast corner thereof; thence West along the South line of the aforescribed tract to the point of beginning.

TOGETHER WITH that portion of the West 151 feet of that portion of the South 630 feet of Tracts 1 and 6 of "LIVERMORES HAMILTON ACREAGE," as per plat recorded in Volume 3 of Plats, Page 87, records of Skagit County, lying East of the County Road running along the West line thereof, described as follows:

Beginning at the Northwest corner of the above described Parcel A; thence North along the East line of the County Road 30.3 feet to an existing fence post as it existed on July 12, 1977; thence Southeasterly along said existing fence line as it existed on July 12, 1977 to the Northeast corner of the aforescribed tract of land; thence West along the North line of the aforescribed tract of land to the point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Road
Recording Date: December 27, 1966 and January 23, 1973
Recording No.: 692636 and 779751
Affects: Portion of said premise

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: July 12, 1977
Recording No.: 860296
Affects: Portion of said premises

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