

When recorded return to:
Richard Canapo and Karla Canapo
16074 State Route 9
Mount Vernon, WA 98274



201708160090

Skagit County Auditor \$77.00
8/16/2017 Page 1 of 4 3:54PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030198

CHICAGO TITLE
620030198

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rustan D. Robertson and Regan A. Robertson, 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 Richard Canapo and Karla Canapo, 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: (Required if full legal not inserted above.)

Ptn NE NE 26-34-4E

Tax Parcel Number(s): P27854 / 340426-0-005-0001

Subject to:

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

Dated: August 8, 2017

Rustan D. Robertson

Regan A. Robertson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20173845
AUG 16 2017

Amount Paid \$ 6413.00
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Rustan D. Robertson and Regan A. Robertson 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: AUGUST 11, 2017
Judith A. Williams
Name: JUDITH A. WILLIAMS
Notary Public in and for the State of WA
Residing at: Stanwood
My appointment expires: 10/29/18

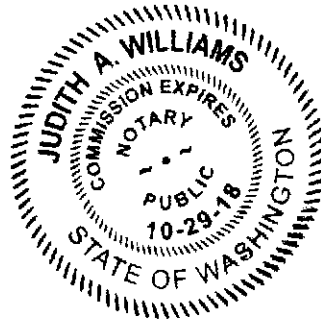


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P27854 / 340426-0-005-0001

That portion of the Northeast Quarter of the Northeast Quarter of Section 26, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 26, Township 34 North, Range 4 East of the Willamette Meridian;
Thence North 764 feet to the intersection of the South line of State Highway No. 1-A and the East line of said subdivision;
Thence Northwesterly along the South line of said Highway 100 feet to the true point of beginning;
Thence South 47°55' West 175 feet;
Thence Northwesterly parallel with said highway 241 feet;
Thence North 47°55' East 175 feet, more or less, to the South line of State Highway No. 1-A;
Thence Southerly along the South line of said Highway 241 feet, more or less, to the point of beginning;

EXCEPT that portion, if any, lying within Tract 1 of Skagit County Short Plat No. 42-86, as approved December 23, 1986, and recorded December 29, 1986, in Volume 7 of Short Plats, page 154, under Auditor's File No. 8612290019, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

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

Purpose: To draw water from spring and convey through water pipeline
Recording Date: October 18, 1949
Recording No.: 436986

Note: The exact location and extent of easement is undisclosed of record.

2. Title Notification, including the terms, covenants and provisions thereof;

Recording Date: June 21, 2005
Recording No.: 200506210179

3. Low Flow Mitigation Summary, including the terms, covenants and provisions thereof;

Recording Date: June 21, 2005
Recording No.: 200506210180

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

5. Real estate excise tax of 1.78% upon any sale of said Land, if unpaid.

Beginning July 1, 2005, an additional \$5.00 Real Estate Excise Tax Electronic Technology Fee must be included in all excise tax payments.