

When recorded return to:

Theodore Dionne
24604 Wicker Road
Sedro Woolley, WA 98284



201708180054

Skagit County Auditor

\$78.00

8/18/2017 Page

1 of

5 1:40PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031287

CHICAGO TITLE

20031287

STATUTORY WARRANTY DEED

THE GRANTOR(S) Frederic J. Smith and Lorie J. Smith, 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 Theodore Dionne, an unmarried person

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 LOT 2 AND TRACT A SKAGIT COUNTY SHORT PLAT NO. PL03-0572

Tax Parcel Number(s): P123079 / 3899-000-002-0900, P123080 / 3899-000-002-1000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173888

AUG 18 2017

Amount Paid \$ 5816.70
Skagit Co. Treasurer
By B1 Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 15, 2017

Frederic J. Smith
Frederic J. Smith

Lorie J. Smith
Lorie J. Smith

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Frederic J. Smith and Lorie J. Smith 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 16, 2017

Jana K. Quinn
Name: Jana K. Quinn
Notary Public in and for the State of Washington
Residing at: Granite Falls
My appointment expires: 06/29/2019

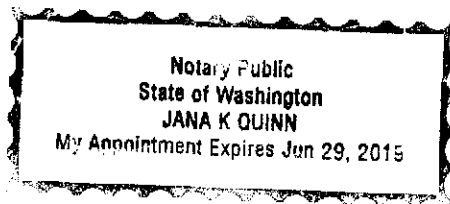


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P123079 / 3899-000-002-0900 and P123080 / 3899-000-002-1000

Parcel A:

Lot 2, Short Plat No. PL03-0572, approved December 23, 2004 and recorded July 20, 2005, under Auditor's File No. 200507200114, records of Skagit County, Washington, being a portion of Lot 2, "DEITER'S ACREAGE, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, Page 53, records of Skagit County, Washington.

EXCEPT that portion described as follows:

A parcel of land situated in the Northwest 1/4 of the Southeast 1/4 of Section 19, Township 35 North, Range 5 East, Willamette Meridian, Skagit County, Washington, more particularly described as follows:

Beginning at the Center of Section 19, Township 35 North, Range 5 East, Willamette Meridian, Skagit County, Washington; thence South 89° 52' 30" East a distance of 327.88 feet along the North line of Northwest 1/4 of the Southeast 1/4 of Section 19, Township 35 North, Range 5 East, Willamette Meridian, Skagit County, Washington; thence South 02° 48' 43" East a distance of 30.04 feet to the Southerly right-of-way Wicker Road, said point also being the Northwest corner of Lot 2, "DEITER'S ACREAGE"; thence South 89° 52' 30" East a distance of 131.17 feet along the Southerly right-of-way Wicker Road to the point of beginning, said point also being the Northwest corner of Short Plat No. PL03-0572, recorded under AF No. 200507200114 records of Skagit County, Washington; thence South 89° 52' 30" East a distance of 5.41 feet along the Southerly right-of-way Wicker Road to a fence as shown on said Short Plat No. PL03-0572; thence South 02° 38' 55" East a distance of 377.52 feet along a fence as shown on said Short Plat No. PL03-0572; thence North 89° 45' 10" West a distance of 4.41 feet to the West line of said Short Plat No. PL03-0572; thence North 02° 48' 10" West a distance of 377.60 feet to the Southerly right-of-way Wicker Road and to the point of beginning.

Situated in Skagit County, Washington.

Parcel B:

Tract A, Short Plat No. PL03-0572, approved December 23, 2004 and recorded July 20, 2005, under Auditor's File No. 200507200114, records of Skagit County, Washington, being a portion of Lot 2, "DEITER'S ACREAGE, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, Page 53, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Terms and Conditions of Lot Certification

Recording Date: June 1, 1999
Recording No.: 9906010021

2. 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 03-0572:

Recording No: 200507200114

3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: July 20, 2005
Recording No.: 200507200114
Matters shown: Fence lines at variance with boundary lines

4. Terms and Conditions of Waiver of right to Protest ULID/LID

Recording Date: July 20, 2005
Recording No.: 200507200113

5. Lot of Record Certification

Recording Date: July 20, 2005
Recording No.: 200507200112

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

Granted to: Puget Sound Energy, Inc.
Purpose: to construct, operate maintain, repair, replace and enlarge an electric transmission and/or distribution system
Recording Date: May 31, 2005
Recording No.: 200505310186
Affects: portion of said premises

7. Terms and Conditions of order on Variance Permit

Recording Date: April 29, 2004

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 200404290042

8. Lot of Record Certification

Recording Date: October 20, 2005

Recording No.: 200510200096

9. Terms and Conditions of Skagit County Planning and Development Services Finding of Fact

Recording Date: February 24, 2006

Recording No.: 200602240126

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