

When recorded return to:
Chad Lukehart and Kimberly Lukehart
8042 Avery Lane
Sedro Woolley, WA 98284



Skagit County Auditor \$77.00
9/5/2017 Page 1 of 4 11:33AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031848

CHICAGO TITLE
620031848

STATUTORY WARRANTY DEED

THE GRANTOR(S) Seth D. Lilly and Ali J. Lilly, 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 Chad Lukehart and Kimberly Lukehart, 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.)

Lot(s): 4 S/P 10-84, NE NW 14-35-04E W.M.

Tax Parcel Number(s): P36599 / 350414-2-001-0400

Subject to:

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

Dated: August 29, 2017

Seth D. Lilly
Seth D. Lilly

Ali J. Lilly
Ali J. Lilly

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017 1192

SEP 05 2017

Amount Paid \$ 6452.11
Skagit Co. Treasurer
By mdm Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Seth D. Lilly and Ali J. Lilly 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: September 1, 2017

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

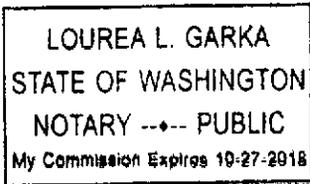


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P36599 / 350414-2-001-0400

Tract 4, SHORT PLAT NO. 10-84, approved November 5, 1985 and recorded November 6, 1985 in Book 7 of Short Plats, page 50 under Auditor's File No. 8511060001 and being a portion of the West Half of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of Section 14, Township 35 North, Range 4 East of the Willamette Meridian;

TOGETHER WITH easement for ingress, egress and utilities over Avery Lane, as shown on the face of the Short Plat.

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:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: August 16, 1985
Recording No.: 8508160062

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

Purpose: Ingress, egress, road, utilities and drainage
Recording Date: October 22, 1985
Recording No.: 8510220044
Affects: Easterly 30 feet of said premises

3. Covenants, conditions and restrictions 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 in the document

Recording Date: October 22, 1985
Recording No.: 8510220046

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 NO. 10-84:

Recording No.: 8511060001

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