



201709110225

When recorded return to:
Sarah LaVoy
23704 State Route 9
Mount Vernon, WA 98274

Skagit County Auditor \$75.00
9/11/2017 Page 1 of 2 2:00PM

Recorded at the request of:
Guardian Northwest Title
File Number: 114533

Statutory Warranty Deed

114533

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS **Harald N. Schot and Julie Anne Lewis-Schot, husband and wife** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Sarah LaVoy, a single individual** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 31, Township 33 North, Range 5 East; Ptn. Gov't. Lot 2

Tax Parcel Number(s): P18352, 330531-0-008-0001

That portion of Government Lot 2 in Section 31, Township 33 North, Range 5 East, W.M., described as follows:

Beginning at the most Easterly corner of that tract of land commonly known as the Masonic & IOOF Cemetery Tract, as conveyed by Deed dated May 16, 1912, filed June 11, 1912, as File No. 91728, and recorded in Volume 88 of Deeds at page 587, thence in an Easterly direction along the Southerly line of the County Road (now State Highway), 198 feet; thence Southwesterly parallel with the Southeasterly line of said Cemetery Tract as thus conveyed to the West line of said Government Lot 2; thence North along said West line to an inner corner of said Cemetery Tract, as thus conveyed; thence Northeasterly along the Southeasterly line of said Cemetery Tract as thus conveyed to the point of beginning, EXCEPT that strip of land 50 feet wide conveyed to English Lumber Company, a corporation, by Deed dated November 25, 1919, filed December 4, 1919, as File No. 137414, and recorded in Volume 115 of Deeds at page 406.

Situate in the County of Skagit, State of Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 9-8-17

Harald Schot

Julie Lewis Schot

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20174294
SEP 11 2017
Amount Paid \$5,078.00
By Skagit Co. Treasurer
Deputy

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Harald Schot and Julie Lewis Schot, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 9-8-17

Printed Name: Katie Hickok Cheryl A Froehlich
Notary Public in and for the State of Washington
Residing at WA
My appointment expires: 1/07/2019 37720

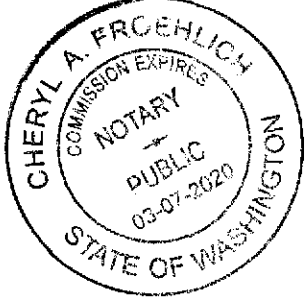


Exhibit A
SCHEDULE "B-1"

EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Record of Survey
Recorded: July 10, 2002
Auditor's No.: 200207100015

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Rodger Carlson and Faye E. Matier
Recorded: September 29, 2003
Auditor's No. 200309290002
Purpose: Grant of easement
Area Affected: Includes other property

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Rodger M. Carlson and Faye E. Matier
Recorded: October 13, 2003
Auditor's No. 200310130013
Purpose: Well protection zone
Area Affected: Includes other property