

When recorded return to:
Sharon M. Meyer
22861 Bridgewater Road
Sedro Woolley, WA 98284



Skagit County Auditor
9/20/2017 Page

\$78.00
1 of 5 3:31PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174438
SEP 20 2017

Amount Paid \$ 3787.50
Skagit Co. Treasurer
By *BT* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032183

CHICAGO TITLE
620032183

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rodney E. Lavine, Jr and Jodi Lavine, 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 Sharon M. Meyer, a single woman

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): B Skagit County Short Plat No. 69-72

Tax Parcel Number(s): P35626/ 350402-1-004-0809

Subject to:

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

Dated: September 14, 2017

[Signature] 9-14-17
Rodney E. Lavine, Jr.

[Signature] 9-14-17
Jodi Lavine

State of WASHINGTON

County of Skagit

I certify that I know or have satisfactory evidence that Rodney E. Lavine, Jr. Jodi Lavine
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: September 14, 2017

[Signature]
Name: Loorea L. Garka
Notary Public in and for the State of wa
Residing at: Arlington
My appointment expires: 10/27/2018

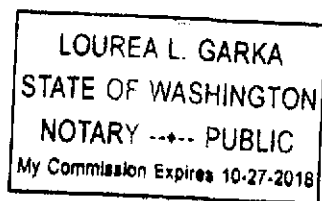


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P35626/ 350402-1-004-0809

Tract B of SKAGIT COUNTY SHORT PLAT NO. 69-72, approved November 14, 1972, and described as follows:

That portion of the East Half of the Southwest Quarter of the Southeast Quarter of the Northeast Quarter of Section 2, Township 35 North, Range 4 East of the Willamette Meridian, being more particularly described as follows:

Commencing at the East Quarter corner of said Section 2, from which the Northeast corner of said Section 2 bears North 03°52'00" East;
Thence North 88°19'00" West along the South line of said Southeast Quarter of the Northeast Quarter of Section 2 a distance of 723.77 feet to the Southeast corner of said subdivision and the true point of beginning;
Thence North 03°22'57" East, parallel with the East line of said subdivision, a distance of 330.01 feet;
Thence North 88°19'00" West, parallel with said South line of said subdivision, a distance of 80.00 feet;
Thence South 03°22'57" West, parallel with said East line of said subdivision, a distance of 330.01 feet to said South line of said subdivision;
Thence South 88°19'00" East along said South line a distance of 80.00 feet to the true point of beginning;

EXCEPT County road, known as Bridgewater Road, along the South line thereof, as conveyed to Skagit County in right-of-way Deed recorded February 1, 1951, under Auditor's File No. 456441, records of Skagit County, Washington.

Situated in Skagit County, Washington

EXHIBIT "B"

Exceptions

1. Easement, including the terms and conditions thereof, created by instrument(s);
Recorded: March 25, 1991
Auditor's No(s): 9103250085, records of Skagit County, Washington
For: Ingress, egress, and utilities
Affects: The West 10 feet of the South 70 feet of said premises
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 18, 1991
Auditor's No(s): 9106180027, records of Skagit County, Washington
In favor of: Thomas H. Bergman and Bonnie L. Bergman, husband and wife
For: Ingress, egress and utilities
Affects: The South 75 feet of the East 20 feet of said premises
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 18, 1991
Auditor's No(s): 9106180027, records of Skagit County, Washington
In favor of: Thomas H. Bergman and Bonnie L. Bergman, husband and wife
For: Water pipelines
Affects: A portion of said premises
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 28, 1992
Auditor's No(s): 9201280037, records of Skagit County, Washington
In favor of: A. J. Tucker and Teresa Tucker, husband and wife
For: Water pipelines
Affects: A portion of said premises
5. 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 69-72:
6. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: March 20, 1991
Recording No.: 9103200063

EXHIBIT "B"

Exceptions (continued)

7. Agreement, including the terms and conditions thereof; entered into;
By: Kendall Gentry
Recorded: December 30, 1991
Auditor's No.: 9112300156, records of Skagit County, Washington
Providing: Bridgewater Road Water System
8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: December 30, 1991
Auditor's No(s): 9112300156, records of Skagit County, Washington
Imposed By: Kendall Gentry
9. Conveyance of 1/3 ownership interest in community well, pumphouse, and water pipeline easements, recorded under Auditor's File Nos. 9106180027 and 9201280037.
10. City, county or local improvement district assessments, if any.