

When recorded return to:  
Teresa D. Dorcy  
9655 Brookshire Lane  
Sedro Woolley, WA 98284



Skagit County Auditor  
9/21/2017 Page 1 of 5 3:42PM \$78.00

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620032144

CHICAGO TITLE  
620032144

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas A. Lee and Tammy S. Lee, 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 Teresa D. Dorcy, 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): 2 AND PTN TRACT 3 SKAGIT COUNTY SHORT PLAT NO. 77-79

Tax Parcel Number(s): P64961 / 3899-000-013-0219,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

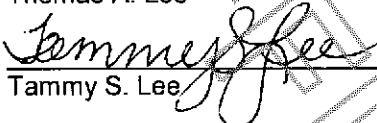
20194402  
SEP 21 2017

Amount Paid \$ 5131.40  
Skagit Co. Treasurer  
By *ham* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 12, 2017

  
\_\_\_\_\_  
Thomas A. Lee

  
\_\_\_\_\_  
Tammy S. Lee

**STATUTORY WARRANTY DEED**

(continued)

State of WA

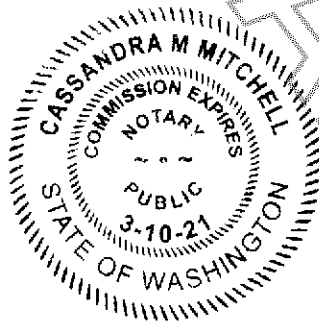
County of Skagit

I certify that I know or have satisfactory evidence that

Thomas A Lee and Tammy Lee  
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: 9-20-17

Cassandra M Mitchell  
Name: Cassandra M Mitchell  
Notary Public in and for the State of WA  
Residing at: Mt Vernon  
My appointment expires: 3-10-21



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P64961 / 3899-000-013-0219**

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**PARCEL A**

Tract 2 and the North 20 feet of Tract 3, SKAGIT COUNTY SHORT PLAT NO. 77-79, approved April 8, 1981, and recorded April 8, 1981, in Volume 5 of Short Plats, page 46, under Auditor's File No. 8104080025, records of Skagit County, Washington; being a portion of Tract 13, Deiters Acreage, according to the plat thereof recorded in Volume 3 of Plats, page 53, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**PARCEL B**

An easement for ingress and egress as delineated on Skagit County Short Plat No. 77-79, approved April 8, 1981, and recorded April 8, 1981, in Volume 5 of Short Plats, page 46, under Auditor's File No. 8104080025, records of Skagit County, Washington; being a portion of Tract 13, Deiters Acreage, according to the plat thereof recorded in Volume 3 of Plats, page 53, records of Skagit County, Washington.

Situated in Skagit County, Washington.

## EXHIBIT "B"

### Exceptions

1. 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 SKAGIT COUNTY SHORT PLAT NO. 77-79:  
  
Recording No: 8104080025
2. Easement, including the terms and conditions thereof, reserved by instrument(s);  
Recorded: October 15, 1981  
Auditor's No(s): 8110150057, records of Skagit County, Washington  
In favor of: Robert A. Hammond and Jessie E. Hammond, husband and wife and Stanley W. Fox, a single man  
For: Installation of utilities  
Affects: The West 20 feet of said premises
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: December 8, 1982  
Auditor's No(s): 8212080018, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County  
For: Right-of-way for pipeline operation  
Affects: The West 30 feet of said premises
4. Agreement, including the terms and conditions thereof, entered into;  
By: Emily J. Komar, et al  
Recorded: January 14, 1998  
Auditor's No. 9801140035, 9801140036 and 9801140037, records of Skagit County, Washington  
Providing: Road maintenance
5. Agreement, including the terms and conditions thereof, entered into;  
By: Fred Brookshire and Florence Brookshire, husband and wife  
And Between: Daniel R. Adams and Julia Ann Adams, husband and wife  
Recorded: June 30, 1983  
Auditor's No. 8306300047, records of Skagit County, Washington  
Providing: Encroaching barn
6. Terms, conditions, and restrictions of that instrument entitled Skagit County Hearing Examiner Special Use Permit SP-85-021;  
Recorded: September 11, 1985  
Auditor's No(s): 8509110015, records of Skagit County, Washington
7. City, county or local improvement district assessments, if any.