

When recorded return to:
James Bowers
316 North Laventure
Mount Vernon, WA 98273



201710020229
Skagit County Auditor \$78.00
10/2/2017 Page 1 of 5 3:33PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031579

CHICAGO TITLE
620031579

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian Dean, an unmarried man and Kathy Moitoret, an unmarried woman
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to James Bowers, a single man and Jeffrey A. Bowers, a single
man

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 4 Assessor's Plat of Purcell's Tracts

Tax Parcel Number(s): P54863 / 3770-000-004-0008,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174659
OCT 02 2017

Amount Paid \$ 4935.60
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 8, 2017

x Brian H. Dean
Brian Dean

x Kathy Moitoret
Kathy Moitoret

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Brian Dean & Kathy Moitoret
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 9/15/17

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2019

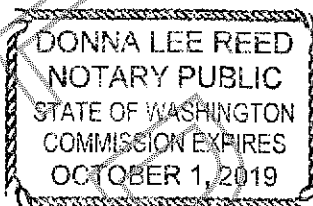


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P54863 / 3770-000-004-0008

Tract 4, "ASSESSOR'S PLAT OF PURCELL'S TRACTS", as per plat recorded in Volume 9 of Plats, page 105, records of Skagit County, Washington;

EXCEPT the West 10 feet of said Tract 4, as conveyed to the City of Mount Vernon, by Deed recorded November 17, 1978, under Auditor's File No. 891540, records of Skagit County, Washington;

AND EXCEPT that portion of said Lot 4, conveyed to the City of Mount Vernon by Deed recorded May 14, 1991, under Auditor's File No. 9105140041, records of Skagit County, Washington, described as follows:

Beginning at a point 10 feet East of the Southwest corner of said Lot 4, said point being on the East margin of LaVenture Road; thence South 88 degrees 40'16" East, a distance of 20 feet; thence North 44 degrees 03'46" West, a distance of 28.48 feet; thence South 00 degrees 32'44" West, a distance of 20 feet to the point of beginning.

Situate in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. **EASEMENT AND PROVISIONS THEREIN:**
Grantee: Puget Sound Power & Light Company
Dated: March 20, 1991
Recorded: April 5, 1991
Auditor's No.: 9104050070
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Affects: West 10 feet of said premises
2. City, county or local improvement district assessments, if any.
3. Assessments, if any, levied by City of Mount Vernon.