

When recorded return to:
Michael R Fowler and Riki A Fowler
37307 Cape Horn Road
Sedro Woolley, WA 98284



Skagit County Auditor \$77.00
10/5/2017 Page 1 of 4 1:40PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032241

CHICAGO TITLE
620032241

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeremy Scott, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Michael R Fowler and Riki A Fowler, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

That portion of Lot 1, SKAGIT COUNTY SHORT PLAT NO. 8-82, approved April 13, 1982, and recorded April 14, 1982, in Volume 5 of Short Plats, page 180, under Auditor's File No. 8204140002, records of Skagit County, Washington; being a portion of the East Half of the Southwest Quarter, Section 17, Township 35 North, Range 7 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the North line of Cape Horn Road with the West line of the East 30 feet of said Lot 1;
thence North 00°50'08" East along said West line a distance of 312.18 feet;
thence North 89°09'52" West a distance of 130.36 feet;
thence South 04°48'48" West a distance of 60.59 feet;
thence North 89°09'52" West a distance of 112.68 feet to the West line of said Lot 1;
thence North 00°23'22" West along the West line of Lot 1 a distance of 860.00 feet to the Northwest corner thereof;
thence South 56°25'54" East along the North line thereof a distance of 351.44 feet to the Northeast corner of said Lot 1;
thence South 00°50'08" West along the East line thereof a distance of 925.89 feet to the North line of Cape Horn Road;
thence North 80°52'02" West along Cape Horn Road a distance of 30.32 feet to the point of beginning.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P111628 / 350717-0-012-0500

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20174724
OCT 05 2017

Amount Paid \$5345.00
Skagit Co. Treasurer
By *Mdm* Deputy

STATUTORY WARRANTY DEED
(continued)

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Dated: September 22, 2017



Jeremy Scott

STATUTORY WARRANTY DEED
(continued)

State of IDAHO
COUNTY of CLEARWATER

I certify that I know or have satisfactory evidence that

JEREMY SCOTT
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: 09/27/2017

James M Lyons
Name: JAMES M LYONS
Notary Public in and for the State of IDAHO
Residing at: GENESEE, ID 83832
My appointment expires: 06/04/2019

JAMES M. LYONS
STATE OF IDAHO
NOTARY --- PUBLIC

EXHIBIT "A"
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. 8-82:

Recording No: 8204140060

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

Granted to: Max A. Shelman and Marie Shelman, husband and wife
Purpose: Driveway and utility purposes
Recording Date: March 10, 1997
Recording No.: 9703100004
Affects: East 30 feet of said premises

3. Record of Survey

Recording Date: September 11, 2003
Recording No.: 200309110011

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