

When recorded return to:

Sarah L. Southard and Jamie L. Southard
20302 Skagit City Road
Mount Vernon, WA 98273



201710110058

Skagit County Auditor
10/11/2017 Page

1 of 4 3:30PM \$77.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031963

CHICAGO TITLE
620031963

STATUTORY WARRANTY DEED

THE GRANTOR(S) Meg Schulte, 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 Sarah L. Southard and Jamie L. Southard, a married couple

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.)

SW NE Qtr. & Gov't Lot 3, Sec. 13, Twn. 33N, Rng. 3E W.M.

Tax Parcel Number(s): P15794 / 330313-0-007-0006

Subject to:

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

Dated: October 10, 2017

Meg Schulte

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174804
OCT 11 2017

Amount Paid \$ 9795.00
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED

(continued)

State of WA

County of Stewart

I certify that I know or have satisfactory evidence that Meg Schulte
_____ 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: October 11, 2017

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2018

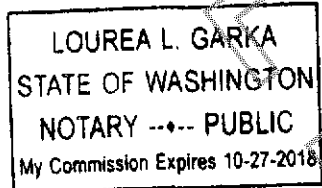


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P15794 / 330313-0-007-0006

That portion of the Southwest Quarter of the Northeast Quarter and that portion of Government Lot 3, Section 13, Township 33 North, Range 3 East of the Willamette Meridian, being more particularly described as follows:

Commencing at the Northwest corner of said Northeast Quarter of Section 13;
Thence South 0°49'46" West along the West line of said Northeast Quarter, 1,772.97 feet;
Thence at a right angle South 89°10'14" East 1,200.50 feet to an iron rod and the true point of beginning;
Thence South 2°03'37" East, 56.62 feet to an iron rod;
Thence South 62°54'55" East, 323.85 feet;
Thence North 69°21'59" East to the Skagit River;
Thence Northerly along the Skagit River to a point that is North 79°25'41" East from the true point of beginning;
Thence South 79°25'41" West to the point of beginning;

EXCEPT Diking District No. 2 right-of-way as condemned by decree entered July 19, 1900 in Skagit County Superior Court Cause No. 3049 and as conveyed by Deed recorded June 21, 1898, in Volume 35 of Deeds, page 439 under Auditor's File No. 28649, records of Skagit County, Washington,;

AND EXCEPT County Road right-of-way.

Also known as SKAGIT COUNTY SHORT PLAT NO. 49-75, as approved November 10, 1975, and recorded November 20, 1975, in Volume 1 of Short Plats, page 79, under Auditor's File No. 826381, records of Skagit County, Washington.

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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

Granted to: Diking District
Purpose: Maintenance
Recording No.: 26845

3. 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 No. 49-75:

Recording No: 826381

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