

When recorded return to:
Seth Carl Lundquist and Katie Marie Lundquist
714 Reed Street
Sedro Woolley Wa 98284



201710130061

Skagit County Auditor \$76.00
10/13/2017 Page 1 of 3 3:21PM

**SPECIAL WARRANTY DEED
(Not Statutory)**

Land Title and Escrow

01-1104193-0

THE GRANTOR(S) Scott Carson and Ann Carson, husband and wife

for and in consideration of \$10.00 and any other valuable considerations

in hand paid, bargains, sells, and conveys to Seth Carl Lundquist and Katie Marie Lundquist, *a married couple*.

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

Lot 12, Block 10, "REPLAT OF THE JUNCTION ADDITION TO SEDRO," as per plat recorded in Volume 3 of Plats, page 48, records of Skagit County, Washington.

Abbreviated Legal: Lot 12, Blk 10, Junction Add. To Sedro.
Tax Parcel Number(s): 4166-010-012-0007

Subject to rights, reservations, restrictions, covenants, declarations, Agreements, and easements of record as set forth in exhibit A attached Hereto and made a part hereof.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174839

OCT 13 2017

Amount Paid \$ 2853.⁰⁰
Skagit Co. Treasurer
By *nam* Deputy

Dated: September 28, 2017

Scott Carson

Ann Carson

Scott Carson

STATE OF Washington

ss.

COUNTY OF King

I certify that I know or have satisfactory evidence that Scott Carson and Ann Carson
(is/are) the person(s) who appeared
before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be
Their free and voluntary act for the uses and purposes mentioned in this instrument..

Dated: 9-28-17

S. N. Schneider

Notary name printed or typed:
Notary Public in and for the State of
Residing at
My appointment expires:

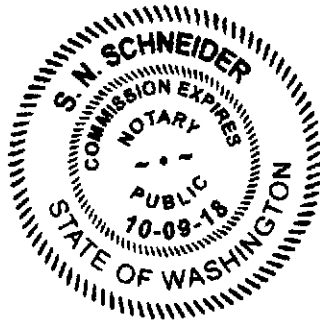


EXHIBIT A

3. Municipal assessments and impact fees, if any, levied by the City of Sedro-Woolley

4. Any alleged defect or challenge to the Trustee Sale Deed where the insured acquired title to the land by any party, including but not limited to the former owner, a creditor or a trustee in bankruptcy.

NOTE: This exception may be eliminated at the discretion of the Company from a subsequent policy issued to a bona fide purchaser from the insured.