

When recorded return to:
Allison Huffman and Isaac Huffman
13111 Beaver Lake Road
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 114599



201711090051

Skagit County Auditor \$76.00
11/9/2017 Page 1 of 3 1:31PM

Statutory Warranty Deed

114544
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Jolene K. Berry, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Allison Huffman and Isaac Huffman, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Tract 2, Buchanan Acreage Plat 1

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

Tax Parcel Number(s): P62240, 3866-000-002-0203

Dated

11.09.17

Jolene K. Berry

Jolene Berry

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175283

NOV 09 2017

Amount Paid \$ 5,220.40
Skagit Co. Treasurer
By *mdm* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jolene K. Berry, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date:

11/9/2017



Eleanor Romero
Printed Name: ~~Katie Hickok~~ Eleanor Romero
Notary Public in and for the State of Washington
Residing at Skagit County
My appointment expires: 4/07/2019 6/23/2021

EXHIBIT A

Those portions of Tract 2, Buchanan Acreage Plat 1, according to the plat thereof, recorded in Volume 4 of Plats, page 6, records of Skagit County, Washington, described as follows:

- 1) Beginning at a point on the Westerly line of said tract, 200 feet Southeasterly of the Northwest corner thereof;
thence Southeasterly to the Southwest corner of said tract;
thence Easterly on the South line of said tract, 80 feet;
thence Northwesterly, parallel with the Westerly line of said tract to a point 200 feet South of (measured as right angles) the Northerly line of said tract;
thence Westerly 80 feet to the point of beginning.
- 2) Beginning at the Northwest corner of said Tract 2;
thence Southeasterly along the Westerly line of said tract, 100 feet to the true point of beginning;
thence Southeasterly along said Westerly line, 100 feet;
thence Easterly, parallel with the Northerly line, 80 feet;
thence Northwesterly, parallel with the Westerly line of said tract, 100 feet;
thence Westerly to the true point of beginning.

Exhibit B

EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:	Buchanan Acreage Plat 1
Recorded:	May 10, 1912
Auditor's No.:	Vol. 4 of Plats, page 6