

When recorded return to:

Stephanie A. Morgareidge and James D.
Morgareidge
44648 Concrete Sauk Valley Road
Concrete, WA 98237



201711090065

Skagit County Auditor
11/9/2017 Page

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5

\$78.00
1:53PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032328

CHICAGO TITLE

620032328

STATUTORY WARRANTY DEED

THE GRANTOR(S) John B. Ludwig, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Stephanie A. Morgareidge and James D. Morgareidge, 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.)

Lot(s): 3 SKAGIT COUNTY SHORT PLAT NO. 15-82

Tax Parcel Number(s): P43616 / 350809-4-007-0403

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175287

NOV 09 2017

Amount Paid \$ 5968.00
Skagit Co. Treasurer
By *BJ* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 7, 2017

John B. Ludwig
John B. Ludwig

Kayla Ludwig
Kayla Ludwig

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that John B. Ludwig and Kayla Ludwig are the persons who appeared before me, and said persons 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: November 7, 2017

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

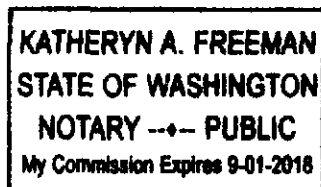


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P43616 / 350809-4-007-0403

Lot 3 of SKAGIT COUNTY SHORT PLAT NO. 15-82, as approved June 10, 1982 and recorded June 21, 1982, in Volume 5 of Short Plats, page 197, under Auditor's File No. 8206210007, records of Skagit County, Washington; being a portion of the East Half of the Southeast Quarter of Section 9, Township 35 North, Range 8 East of the Willamette Meridian.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 18, 1921
Auditor's No(s): 148571, records of Skagit County, Washington
In favor of: Baker River Power Light and Water Company
For: 2 pipelines for the conveyance of water
2. 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. 15-82:

Recording No: 8206210007

3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 12, 2007
Auditor's No(s): 200707170054, records of Skagit County, Washington
In favor of: D.B. Johnson Construction Inc.
For: Signage
Affects: Said premises and other property
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 13, 2007
Auditor's No(s): 200707240087, records of Skagit County, Washington
In favor of: Lot Owners
For: Shared driveway and maintenance agreement
As Follows:

Maintenance of the driveway that lies within the easement areas shall be shared by owners of Lots 1, 2 and 3 in a manner determined to be fair by the owners at the time of such maintenance.

5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 20, 2007
Auditor's No(s): 200708200177, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Said premises and other property
6. Terms, conditions, and restrictions of that instrument entitled Skagit County Right to Farm Disclosure;

EXHIBIT "B"

Exceptions (continued)

Recorded: April 21, 2008
Auditor's No(s): 200804210118, records of Skagit County, Washington

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