

When recorded return to:
Anthony J. Latham and Ashley N. Latham
8629 Copper Lane
Sedro Woolley, WA 98284



Skagit County Auditor \$79.00
11/15/2017 Page 1 of 6 11:28AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032528

CHICAGO TITLE
020032528

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ning Yu and Yuwen Fu, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration, as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys, and warrants to Anthony J. Latham and Ashley N. Latham, husband and wife

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.)

PTN NE SW, 14-35-04

Tax Parcel Number(s): P36549 / 350414-0-014-0003, P36542 / 350414-0-009-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175353
NOV 15 2017

Amount Paid \$ 3965.⁵⁰
Skagit Co. Treasurer
By *MLM* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 8, 2017



Ning Yu



Yuwen Fu

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Ning Yu and Yuwen Fu 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: 11/13/17





Name: Kelli A. Mayo
Notary Public in and for the State of WA
Residing at: Sedro Woolley, WA
My appointment expires: 6/19/21

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P36549 / 350414-0-014-0003 and P36542 / 350414-0-009-0000

PARCEL A:

That portion of the East 26 rods of the West 40 rods of the Northeast Quarter of the Southwest Quarter of Section 14, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of the above described tract;
Thence East along the North boundary of said tract, a distance of 215 feet;
Thence South on a line parallel with the West line of the above described tract, a distance of 605 feet;
Thence West on a line parallel with the North line of said tract, a distance of 215 feet to the Westerly edge of the above described tract;
Thence North to the point of beginning;

EXCEPT that portion lying Northerly of the Southerly line of the following described tract:

That portion of the East 429 feet of the West 660 feet of the Northeast Quarter of the Southwest Quarter of Section 14, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of the above described tract;
Thence East along the North boundary of said tract, 215 feet;
Thence South on a line parallel with the West line of the above described tract, a distance of 200 feet to the true point of beginning;
Thence continue South along said parallel line, a distance of 158 feet;
Thence Southwesterly in a straight line to a point on the West line of the East 429 feet of the West 660 feet of the Northeast Quarter of the Southwest Quarter of said Section 14, that is 531 feet South of the Northwest corner thereof;
Thence North along said West line to a point that is 200 feet South of the Northwest corner of said East 429 feet of the West 660 feet of the Northeast Quarter of the Southwest Quarter;
Thence East to the true point of beginning.

Situated in Skagit County, Washington.

PARCEL B:

Beginning at a point 605 feet South of the Northwest corner of the East 26 rods of the West 40 rods of the Northeast Quarter of the Southwest Quarter of Section 14, Township 35 North, Range 4 East of the Willamette Meridian;
Thence East 140 feet to the Northeast corner;
Thence South 100 feet to the Southeast corner;
Thence West 140 feet to the Southwest corner;
Thence North 100 feet to the point of beginning.

Situated in Skagit County, Washington.

PARCEL C:

EXHIBIT "A"
Legal Description
(continued)

A non-exclusive easement for roadway 20 feet in width as the same exists on the ground over that portion of the East 429 feet of the West 660 feet of said Northeast Quarter of the Southwest Quarter lying South of the above described Parcel B and Northerly of the county road which roadway extends along or near the West line of said portion South of the above described tract from the old grade road North to the South line of the above described tract, and curving slightly to the East so as to join said South line at a point approximately 20 feet East of the Southwest corner of said tract.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: June 25, 1956
Auditor's No(s): 537874, records of Skagit County, Washington
In favor of: John S. Fredlund and Esther Fredlund, husband and wife
For: Road purposes
Affects:
A road to be constructed upon Parcel A, commencing about 20 feet East of the Southwest corner of said property; Thence in a Northeasterly direction across the said premises to where the same intersects with the East line of said premises about 300 feet North of the Southeast corner thereof
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 29, 1956, April 30, 1957 and August 1, 1969
Auditor's No(s): 540764, 550702 and 729464, respectively, records of Skagit County, Washington
In favor of: Adjacent property owners to the North and East of Parcel A
For: Road purposes
Affects: The West 20 feet of Parcel B
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: October 3, 1956
Auditor's No(s): 542373, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission line

Note: Exact location and extent of easement is undisclosed of record.
4. Agreement, including the terms and conditions thereof, entered into;
By: Walter S. Littlefield and Lavon D. Littlefield, his wife
And Between: Inex Sa Collidge, as her sole and separate property the name of whose husband is Steven Sa Coolidge
Recorded: August 23, 1968
Auditor's No. 717346, records of Skagit County, Washington
5. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;
Recorded: December 8, 2000
Auditor's No(s): 200012080149, records of Skagit County, Washington
6. Any question that may arise due to the location of an existing fence along the Southerly and Easterly portion of Parcel B and the Southerly portion of Parcel A, as disclosed by Short Plat No. 48-80, recorded in Volume 5 of Short Plats, page 42, under Auditor's File No. 8103260005, records of Skagit County, Washington.
7. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

EXHIBIT "B"

Exceptions
(continued)

Recording Date: March 14, 2007
Recording No.: 200703140048
Matters shown: Possible encroachment of fence and driveway onto property to the West by an undisclosed amount

8. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey.

Recording Date: August 6, 2008 and February 4, 2011
Recording No.: 200808060055 and 201102040006
Matters shown: Possible encroachment of fence and driveway onto property to the West by an undisclosed amount

9. Letter of Notice

Recording Date: July 19, 2011
Recording No.: 201107190013

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