

When recorded return to:

Steven E. Schumann and Jennifer Schumann
22426 Criddle Lane
Mount Vernon, WA 98274



201711270137

Skagit County Auditor \$77.00
11/27/2017 Page 1 of 4 11:29AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032902

Land Title and Escrow

01-163263-

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kelly L. Peacock, Trustee of the Hudson Living Trust, Dated November 1, 2011
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Steven E. Schumann and Jennifer Schumann, 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.)

Pin Gov Lt 3, Sec 2, Twn 33 N, R 4 E(aka Lt 2 SP#56-79 & Lt 2, SP#41-89

Tax Parcel Number(s): P16176/330402-2-006-0009,

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175503

NOV 27 2017

Amount Paid \$ 9439.00

Skagit Co. Treasurer

By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 13, 2017

Kelly L. Peacock, Trustee of the Hudson Living Trust, Dated November 1, 2011

By *Kelly Peacock*

Kelly Peacock
Trustee

State of Washington

County of Snohomish

I certify that I know or have satisfactory evidence that Kelly Peacock

(is/are) the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of The Hudson Living Trust Dated November 1, 2011 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 20, 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

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P16176/330402-2-006-0009

Parcel A

Lot 2, Short Plat No. 56-79, approved June 20, 1979, and recorded July 5, 1979, in Volume 3 of Short Plats, page 134, under Auditor's File No. 7907050010, records of Skagit County, Washington; being a portion of Government Lot 3, Section 2, Township 33 North, Range 4 East, W.M.;

TOGETHER WITH That portion of the West ½ of Government Lot 3, Section 2, Township 33 N., Range 4 East, W.M.; described as follows:

Beginning at the Southeast corner of said West ½ of Government Lot 3; Thence North along the East line thereof 330 Feet, to the TRUE POINT OF BEGINNING; Thence continuing North along said East line, 450 Feet; Thence West parallel with the South line of said Government Lot 3, 50 Feet; Thence South parallel with the said East line, 450 Feet; Thence East parallel with the South line of said Government Lot 3, 50 Feet, more or less to the TRUE POINT OF BEGINNING.

AND TOGETHER WITH Lot 2, Short Plat No. 41-89, approved October 26, 1989, recorded October 26, 1989 under Auditor's File No. 8910260001 records of Skagit County, Washington, being a portion of Government Lot 3, Section 2, Township 33 N., Range 4 East, W.M.;

Situate in the County of Skagit, State of Washington.

Parcel B

A non-exclusive easement for roadway over, under and across that portion of Lot 3 of said Short Plat No. 56-79, as conveyed by instrument recorded January 22, 1981, under Auditor's File No. 8101220018, records of Skagit County, Washington;

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

For APN/Parcel ID(s): P16176/330402-2-006-0009

Easements, restrictions, and other matters shown on Schedule "B-1" attached are also excepted from coverage. The easements, restrictions and other matters shown as lettered exceptions on Schedule "B-1" are excepted from policy coverage to the same extent that the numbered Schedule "B" Special Exceptions shown herein are excepted from policy coverage.