

After recording return to:

**Smurkey Tuck, LLC**  
4210 Burke Ave N  
Seattle WA 98103



201711300054

Skagit County Auditor      \$78.00  
11/30/2017 Page      1 of      5 11:47AM

CHICAGO TITLE  
620031915

Reference: 20375568-410-MP2

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **Stephen R. Williams, a married man, as his separate property**, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, conveys and warrants to **Smurkey Tuck, LLC, a Washington limited liability company** the following described real estate, situated in the County of **Skagit**, State of **Washington**:

Legal description attached hereto and incorporated herein as Exhibit A.

Subject to: Those items specifically set forth on Exhibit "B" attached hereto.

Abbreviated Legal: 12-18 Block: 28 TOWN OF MONTBORNE

Tax Parcel Number(s): P74630 / 4135-028-013-0006 and P74631/ 4135-028-018-0001

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20175559  
NOV 30 2017

Amount Paid \$ 8015.00  
Skagit Co. Treasurer  
By *HB* Deputy

Statutory Warranty Deed

LPB-10-05 (ltr) (1/06)

**Fidelity National Title Company of Washington, Inc.**

Reference: Statutory Warranty Deed **20375568 410 MP2**

Dated: Nov 28<sup>th</sup> 2017

Stephen R. Williams  
Stephen R. Williams

Approved and Accepted:

Anita Williams

Anita Williams

State of Washington

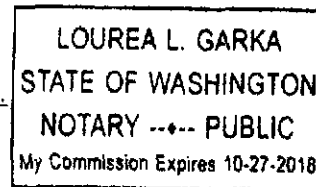
SS:

County of Snokomish

On this 28 day of November, 2017, before me personally appeared Stephen R. Williams to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.  
Given under my hand and official seal the day and year last above written.

Lourea L. Garka

Notary Public in and for the State of Washington  
Residing at Arvin  
My Appointment expires: 10/27/2018



State of Washington

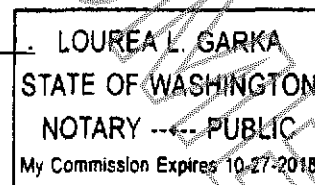
SS:

County of Snokomish

On this 28 day of November, 2017, before me personally appeared Anita Williams to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.  
Given under my hand and official seal the day and year last above written.

Lourea L. Garka

Notary Public in and for the State of WA  
Residing at Arvin  
My Appointment expires: 10/27/2018



Reference: Statutory Warranty Deed **20375568 410 MP2**

Reference: Statutory Warranty Deed **20375568 410 MP2**  
Exhibit A

Legal Description

PARCEL A:

Lots 12 and 13, Block 28, PLAT OF THE TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington;  
EXCEPT that portion thereof, if any, lying within logging railroad right-of-way conveyed to the Nelson-Neal

Lumber Company by deed dated March 28, 1936, and recorded April 7, 1936, in Volume 169 of Deeds,

page 243, under Auditor's File No. 277827, records of Skagit County, Washington;

ALSO EXCEPT that portion, if any, lying within Montborne Road No. 0450.

Situated in Skagit County, Washington.

PARCEL B:

Lots 14 through 18, Block 28, PLAT OF THE TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.

EXCEPT that portion thereof, if any, lying within logging railroad right-of-way conveyed to the Nelson-Neal

Lumber Company by deed dated March 28, 1936, and recorded April 7, 1936, in Volume 169 of Deeds,

page 243, under Auditor's File No. 277827, records of Skagit County, Washington;

ALSO EXCEPT that portion, if any, lying within Montborne Road No. 0450.

Situated in Skagit County, Washington.

Reference: Statutory Warranty Deed **20375568 410 MP2**  
Exhibit B

Subject to:

1.  
Agreement, including the terms and conditions thereof; entered into;  
By: Skagit County Sewer District No. 2  
And Between: Tore Dybfest and Dianna L. Dybfest, husband and wife  
Recorded: March 9, 1987  
Auditor's No.: 8403090025, records of Skagit County, Washington  
Providing: Sewer service agreement  
Affects: Parcel B

AMENDED by instrument(s):  
Recorded: May 10, 1984  
Auditor's No(s).: 8405100046, records of Skagit County, Washington

2.  
Record of Survey;  
Recorded: March 14, 1994  
Auditor's No.: 9403140070, records of Skagit County, Washington  
Affects: Parcel A

3.  
Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
Recording Date: October 29, 2007  
Recording No.: 200710290098  
Matters shown: Encroachment of a house, driveway and fence in the Southeasterly portion of Parcel B by undisclosed amounts