

When recorded return to:
John F. Paul and Kimberly A. Paul
21881 Pioneer Highway
Mount Vernon, WA 98273



201712010134

Skagit County Auditor \$77.00
12/1/2017 Page 1 of 4 3:42PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032900

CHICAGO TITLE
620032900

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul L. Stoppleworth and Nicole L. Stoppleworth who acquired title as Nicole J. Stoppleworth, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to John F. Paul and Kimberly A. Paul, 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.)

Lot(s): PTN 1 & 2 SKAGIT COUNTY SHORT PLAT NO. 32-76

Tax Parcel Number(s): P16853 / 330419-0-019-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017 5624


DEC 01 2017


Amount Paid \$ 8531.20
Skagit Co. Treasurer
By *BT* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: November 29, 2017




Paul L. Stoppleworth


Nicole J. Stoppleworth
NICOLE L. NLS.

State of WASHINGTON
County of ~~SKAGIT~~ SNOHOMISH 198

I certify that I know or have satisfactory evidence that Paul L. Stoppleworth and Nicole L. Stoppleworth 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 30, 2017



Name: SUSAN J. EARLING
Notary Public in and for the State of WA
Residing at: EDMONDS
My appointment expires: 4-29-21

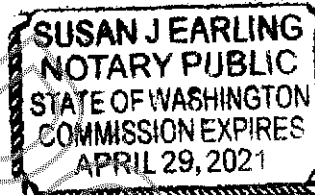


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P16853 / 330419-0-019-0005

Parcel "A":

Tract 1, Short Plat No. 32-76, approved August 2, 1976, recorded August 5, 1976 in Volume 1 of Short Plats, Page 154, under Auditor's File No. 840314 and being a portion of Government Lot 12 and of the Southeast 1/4 of Section 19, Township 33 North, Range 4 East, Willamette Meridian.

EXCEPT that portion lying Northerly of the centerline of the existing ditch located approximately 12.4 feet South of the North line thereof.

ALSO EXCEPT that portion beginning at the Northeast corner of Tract 1, Short Plat No. 32-76, approved August 2, 1976, recorded August 5, 1976 in Volume 1 of Short Plats, Page 154, under Auditor's File No. 840314 and being a portion of Government Lot 12 and the Southeast 1/4 of Section 19, Township 33 North, Range 4 East Willamette Meridian; thence South 01° 59' 16" West a distance of 12.4 feet, more or less, to a centerline of an existing ditch and the true point of beginning; thence continue South 01° 59' 16" West a distance of 33 feet, more or less, to the Southeast corner of said Tract 1; thence North 88° 27' 34" West, along the Southerly line of said Tract 1, a distance of 134.43 feet; thence North 01° 32' 26" East a distance of 33 feet, more or less, to the centerline of the existing ditch; thence Easterly along the centerline of said existing ditch to the true point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel "B":

That portion of Government Lot 12 in Section 19, Township 33 North, Range 4 East, Willamette Meridian, described as follows:

Beginning at the Northeast corner of Tract 1 of Short Plat No. 32-76; thence South 01° 59' 16" West a distance of 45.40 feet to the Southeast corner of said Tract 1; thence North 88° 27' 34" West along the Southerly line of said Tract 1, a distance of 134.43 feet to the true point of beginning; thence continue North 88° 27' 34" West along said Southerly line a distance of 59.84 feet to an angle point of said lot line; thence South 01° 32' 26" West a distance of 151.02 feet to another Southeast corner of said Tract 1; thence South 88° 27' 34" East a distance of 59.84 feet; thence North 01° 32' 26" West a distance of 151.02 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. 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 Short Plat No. 32-76:

Recording No: 840314

2. Covenants, conditions, easements and restrictions, contained in the following instrument:

Recording Date: March 1, 1994

Recording No.: 9403010046 (re-record of 9312290106)

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

Recording Date: May 26, 1994

Recording No.: 9405260090

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