

When recorded return to:
Stewart D Hartzell and Rejeana Hartzell
24062 Goldie Lane
Mount Vernon, WA 98273



201712080052

Skagit County Auditor \$77.00
12/8/2017 Page 1 of 4 1:53PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032970

CHICAGO TITLE
620032970

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ruth M. Boschma, Trustee of The Amended and Restated Hugh R. Leonard and Ruth M. Boschma Living Trust dated May 15, 2006

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Stewart D Hartzell and Rejeana Hartzell, 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): A Unit(S): SKAGIT COUNTY SHORT PLAT NO. 24-80

Tax Parcel Number(s): P30447 / 340530-0-004-0021

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017 5706
DEC 08 2017

Amount Paid \$ 10,596.⁰⁰
Skagit Co. Treasurer
By *M. M.* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 5, 2017

The Amended and Restated Hugh R. Leonard and Ruth M. Boschma Living Trust dated May 15, 2006

BY: [Signature]
Ruth M. Boschma
Trustee

State of wa
County of Skagit.

I certify that I know or have satisfactory evidence that Ruth M. Boschma, Trustee

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 Hugh R. Leonard and Ruth M. Boschma Living Trust, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 8, 2017

[Signature]
Name: Lourea L. Garca
Notary Public in and for the State of wa
Residing at: Arington
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 10-27-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P30447 / 340530-0-004-0021

Tract A of Short Plat No. 24-80, as approved May 4, 1980 and recorded May 19, 1980, in Volume 4 of Short Plats, page 91, under Auditor's File No. 8005190001, records of Skagit County, Washington; being a portion of Government Lot 1, Section 30, Township 34 North, Range 5 East, W.M. and of the Northeast Quarter of the Northeast Quarter of Section 25, Township 34 North, Range 4 East, W.M.,

EXCEPT that portion of Tract A deeded to Skagit County by Right of Way Deed recorded November 18, 1986, under Auditor's File No. 8611180003, records of Skagit County, Washington,

AND EXCEPT that portion of Tracts A, C and D lying within Goldie Lane No. 0602 as set forth in that certain order of establishment recorded May 22, 1988, under Auditor's File No. 8803220006, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Clear Lake Lumber Company
Recording Date: March 27, 1925
Recording No.: 182125

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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:

Recording No: 8005190001

3. Terms and Conditions of Mound Fill System thereof by;

Recording Date: August 15, 1990
Recording No.: 9008150101

4. Terms and Conditions of Alternative Sewage System Agreement thereof by;

Recording Date: July 26, 1993
Recording No.: 9307260059

5. Right to Farm Ordinance disclosure as contained in Document Recorded:

Recording Date: May 10, 2003
Recording No.: 201305100095

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