

When recorded return to:
Daniel E. Cyrus
8196 Maple Avenue
Lyman, WA 98263



Skagit County Auditor \$78.00
12/15/2017 Page 1 of 5 1:58PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032787

CHICAGO TITLE
620032787

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kimberly Ann Woodmansee and Julia Marie Hendershot, Co-Trustee of the Randle Leigh Torset Needs Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration. in hand paid, conveys, and warrants to Daniel E. Cyrus, a married man as his sole and separate property

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 REVISED TOWN OF LYMAN SHORT PLAT NO. L-01-93

Tax Parcel Number(s): P103426 / 350617-0-070-0100

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017 5810
DEC 15 2017

Amount Paid \$ 3565.00
Skagit Co. Treasurer
By *M.M.M.* Deputy

STATUTORY WARRANTY DEED

(continued)

Tax Parcel Number(s): P103426 / 350617-0-070-0100

Subject to:

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

Dated: November 29, 2017

Kimberly Ann Woodmansee and Julia Marie Hendershot, Co-Trustee of the Randle Leigh Torset Needs Trust

BY: Julia Marie Hendershot

BY: Kimberly Ann Woodmansee

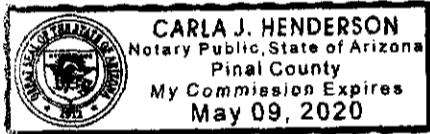
State of ARIZONA

COUNTY of PINAL

I certify that I know or have satisfactory evidence that JULIA MARIE HENDERSHOT

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 Trustees of Randle Leigh Torset Needs Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: DECEMBER 07, 2017



Carla J. Henderson
Name: CARLA J. HENDERSON
Notary Public in and for the State of ARIZONA
Residing at: 1983 W. SARATOGA WAY, FLORENCE, AZ
My appointment expires: MAY 09, 2020

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Kimberly Ann Woodman^{see} is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath state that she was authorized to execute the instrument and acknowledged it as the Trustee of Randle Leigh Torset Needs Trust to be the free and valuntary act of such party for the uses and purposeed mentioned in the instrument.

Dated: December 13, 2017

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington,
Residing at: Arlington, WA

My appointment expires: 06/29/2019

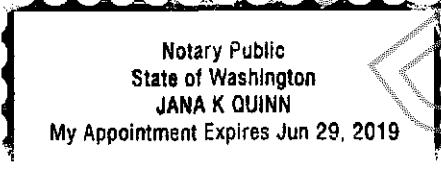


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 20, 1962
Auditor's No(s): 619266, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 12, 1976
Auditor's No(s): 838866, records of Skagit County, Washington
In favor of: Lee Wiggins and Mildred Wiggins, husband and wife and Ray Houser and Winnifred Houser, husband and wife
For: Ingress and egress
Affects: The East 30 feet of said premises

3. 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 REVISED TOWN OF LYMAN SHORT PLAT NO. L-01-93:

Recording No: 9305110055

4. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;
Recorded: December 14, 1993
Auditor's No(s): 9312140103, records of Skagit County, Washington
Executed By: Max W. Sutton and Alice R. Sutton, husband and wife
As Follows: Any questions which may arise regarding rights of third parties to use existing gravel road as delineated on the face of said Short Plat L-01-93 and any questions which may arise by reason of the fact said existing road is not entirely within the 20 foot wide easement area delineated on the face of said Short Plat

Any questions which may arise regarding misplaced or encroaching fence lines as said fence lines are delineated on the face of said Short Plat L-01-93.

5. Encroachments onto the property adjacent on the North by an undisclosed distance as delineated on a Survey recorded April 1, 2002, under Auditor's File No. 200204010154, records of Skagit County, Washington.

EXHIBIT "A"

Exceptions
(continued)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Joni R. Jordan and Richard D Jordan, wife and husband
Purpose: Ingress, egress and utilities
Recording Date: December 29, 2009
Recording No.: 200912290113

- 7. City, county or local improvement district assessments, if any.
- 8. Assessments, if any, levied by City of Lyman.