

When recorded return to:

Daniel J. Hirsch and Gabrielle G. Hirsch
37701 Cape Horn Road
Sedro Woolley, WA 98284



201712150095

Skagit County Auditor

\$76.00

12/15/2017 Page

1 of

3 1:59PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032899

CHICAGO TITLE

620032899

STATUTORY WARRANTY DEED

THE GRANTOR(S) George A. Brennan and Sharon L. Brennan, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Daniel J. Hirsch and Gabrielle G. Hirsch, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 2, of SKAGIT COUNTY SHORT PLAT NO. 92-017, approved August 3, 1992 and recorded
August 4, 1992 in Volume 10 of Short Plats, page 109, under Auditor's File No. 9208040038,
records of Skagit County, Washington, located in Section 17, Township 35 North, Range 7 East of
the Willamette Meridian.

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P101618 / 350717-0-005-0100

Subject to:

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

DEC 15 2017

20175812

Amount Paid
Skagit Co Treasurer

By *man* Deputy

#609780

STATUTORY WARRANTY DEED
(continued)

Dated: December 7, 2017

x *George A. Brennan*
George A. Brennan

Sharon L. Brennan
Sharon L. Brennan

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that George A. Brennan and Sharon L. Brennan 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: 12/8/2017

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marshall WA
My appointment expires: 10/1/2019

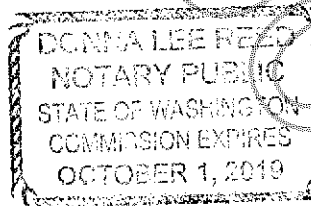


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 27, 1966
Auditor's No(s): 686012, records of Skagit County, Washington
In favor of: Skagit County
For: Flood control or drainage and to construct, build or otherwise make improvements on or along said strip
Affects: All that portion of land in the East 500 feet lying between the Southerly right-of-way line of the Cape Horn Road #3564 and the line of ordinary high water on the right bank of the Skagit River
2. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
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 SKAGIT COUNTY SHORT PLAT NO. 92-017:

Recording No: 9208040038
4. City, county or local improvement district assessments, if any