



Skagit County Auditor \$77.00
12/18/2017 Page 1 of 4 8:50AM

When recorded return to:
Brent C Peterson and Holly A Peterson
11190 Irene Place
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 115091

Statutory Warranty Deed

115091

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Paul W. Peterson and Laurie J. Peterson, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to **Brent C. Peterson and Holly A. Peterson, a married couple** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 26, Township 36 North, Range 3 East, Ptn. NW SW; and
Section 27, Township 36 North, Range 3 East, Ptn. NE SE

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

Tax Parcel Number(s): P48341, 360326-3-002-0106, P48439, 360327-4-001-0203

Dated 12-13-17

Paul W Peterson
Paul W Peterson

Laurie J Peterson
Laurie J Peterson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017 5830
DEC 18 2017

STATE OF Washington }
COUNTY OF Skagit } SS:

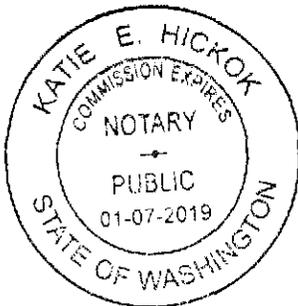
Amount Paid \$ 5345.00
Skagit Co. Treasurer
By Y.M. Am Deputy

I certify that I know or have satisfactory evidence that Paul W Peterson and Laurie J Peterson, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 12-13-17

Katie Hickok

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 1/07/2019



Order No:

EXHIBIT A

That portion of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 27, and the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 26, all in Township 36 North, Range 3 East W.M., described as follows:

Beginning at a point on the Easterly right of way line of the Colony Road No. 2400, which is 99.67 feet North of the South line of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 27;
thence East 711.32 feet;
thence North 330.00 feet;
thence West 560.04 feet;
thence South 54°00' West, 275 feet, more or less, to the Easterly right of way line of the Colony Road No. 2400;
thence Southeasterly along said right of way line to the point of beginning,

EXCEPT that portion, if any, lying South of the North line of a tract conveyed to John J. Chicoratic and Marilyn R. Chicoratic, husband and wife, by Deed recorded January 7, 1970, under Auditor's File No. 734660,

AND EXCEPT that portion, if any, lying within the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 26.

Situate in the County of Skagit, State of Washington.

Exhibit B

EXCEPTIONS:

A. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: *John J. Chicoratic and Marilyn R. Chicoratic,*
husband and wife
Recorded: January 7, 1970
Auditor's No.: 734660
For: Ingress, egress and utilities
Affects: Tulip Lane

B. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: *Ragnar E. Peterson and Florence M. Peterson,* husband
and wife
Recorded: September 5, 1973
Auditor's No.: 790378
Regarding: Tulip Lane

Said instrument was modified by instrument recorded May 21, 2010, under Auditor's File No. 201005210109.

C. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: San Juan Lookout (Short Plat #509-80)
Recorded: November 13, 1981
Auditor's No.: 8111130039

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: *G. Michael Schafer and Tracey L. Schafer,* husband and
wife
Recorded: September 17, 2004
Auditor's No. 200409170160
Purpose: Ingress, egress and utilities
Area Affected: Tulip Lane

E. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:	Short Card No. PL09-0344
Recorded:	December 2, 2014
Auditor's No.:	201412020050