

**When recorded return to:**

Jason Ryner  
22375 Grip Road  
Sedro Woolley, WA 98284



201801120076

Skagit County Auditor

\$76.00

1/12/2018 Page

1 of

3

2:35PM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620032988

**CHICAGO TITLE**

**U20032988**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Michele Stern, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Jason Ryner, an unmarried man

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

The West Half of the following described property:

The North Half of Government Lot 4 (also described as the North Half of the Northwest Quarter of the Northwest Quarter) of Section 1, Township 35 North, Range 4 East, W.M.

EXCEPT County Roads.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P108138 / 350401-0-012-0100

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018/67

JAN 12 2018

Amount Paid \$ 5345.00  
By Skagit Co. Treasurer  
Deputy

**STATUTORY WARRANTY DEED**  
(continued)

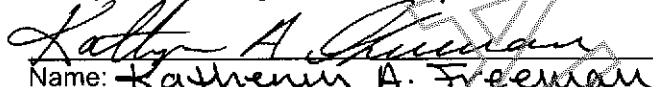
Dated: December 20, 2017

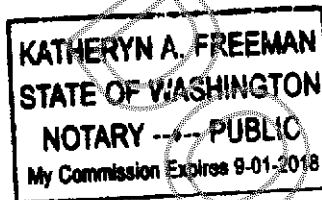
  
Michele Stern

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Michele Stern is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 21, 2017

  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish co  
My appointment expires: 9-01-2018



**EXHIBIT "A"**  
Exceptions

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

Granted to: Pope & Talbot, Inc  
Purpose: Road purposes  
Recording Date: July 12, 1943  
Recording No.: 363865  
Affects: North 30 feet thereof

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

Recording Date: June 20, 1995  
Recording No.: 9506200001  
Matters shown: Possible encroachment of a fence onto the property to the East by varying amounts

3. Protected Critical Area Site Plan including the terms, covenants and provisions thereof

Recording Date: September 19, 2001  
Recording No.: 200109190085

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