

When recorded return to:
Stephanie Litchfield and Justin Crossman
356 Carter Street
Sedro Woolley, WA 98284



Skagit County Auditor \$75.00
1/19/2018 Page 1 of 2 3:31PM

Recorded at the request of:
Guardian Northwest Title
File Number: 115275

Statutory Warranty Deed

115275

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Timothy M. Farnham and Katrina F. Farnham, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ~~Stephanie Litchfield and Justin Crossman, each an unmarried person~~ the following described real estate, situated in the County of Skagit, State of Washington

*Justin M. Crossman, an unmarried man and Stephanie L. Litchfield,
Abbreviated Legal: an unmarried woman

Section 19, Township 35 North, Range 5 East, W.M.; Ptn. of NE 1/4 of NW1/4

Tax Parcel Number(s): P39568, 350519-0-112-0008

That portion of the Northeast 1/4 of the Northwest 1/4 of Section 19, Township 35 North, Range 5 East W.M., described as follows:

Beginning at a point on the North line of said subdivision 1350 feet East of the Northwest corner of said Section 19; thence East along said North line 146.5 feet; thence South 0 degrees 03' East parallel with the West line of Section 19, a distance of 100 feet; thence West parallel with the North line of Section 19, a distance of 0.5 feet; thence South 0 degrees 03' East parallel with the West line of Section 19, a distance of 100 feet; thence West parallel with the North line of Section 19, a distance of 146 feet, more or less, to a point which lies South 0 degrees 03' East 200 feet from the point of beginning; thence North 0 degrees 03' West 200 feet to the point of beginning.

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 "A" attached hereto

Dated 1-18-18

Timothy Farnham

Katrina Farnham

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018/26
JAN 19 2018

Amount Paid \$ 5450.91
By MG Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

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

Date: 1-18-18

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

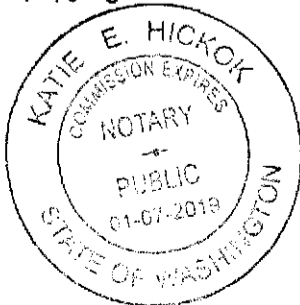


Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Puget Sound Energy, Inc., a Washington corporation
Recorded:	December 23, 2015
Auditor's No.	201512230085
Purpose:	Construct, operate, maintain, repair, replace, etc. one or more utility systems for purposes of transmission, distribution and sale of gas and electricity
Area Affected:	Said premises and other property