

**When recorded return to:**

Steven D. Marquis and Zheng Zheng Wang  
705 N 15th Street  
Mount Vernon, WA 98273



201801220153

Skagit County Auditor

\$77.00

1/22/2018 Page

1 of

4 3:19PM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620032708

**CHICAGO TITLE**

**620032708**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jessica R. Starr, 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 Steven D. Marquis and Zheng Zheng Wang, a married couple

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): 3 SKAGIT COUNTY SHORT PLAT NO. 27-85

Tax Parcel Number(s): P35183 / 350332-0-017-0009

Subject to:

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

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

2018250

**JAN 22 2018**

Amount Paid \$ 3209.00  
Skagit Co. Treasurer  
By *BT* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

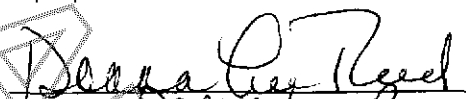
Dated: November 21, 2017

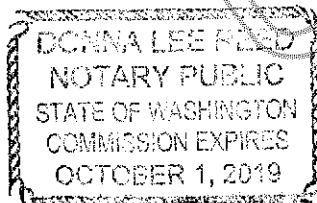
  
\_\_\_\_\_  
Jessica R. Starr

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Jessica R. Starr 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: 12/9/17

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



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P35183 / 350332-0-017-0009**

---

**PARCEL A:**

Lot 3 of SKAGIT COUNTY SHORT PLAT NO. 27-85, as approved March 25, 1986 and recorded July 24, 1986, in Volume 7 of Short Plats, page 100, under Auditor's File No. 8607240002, records of Skagit County, Washington; being a portion of the South Half of the Southeast Quarter of Section 32, Township 35 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington

**PARCEL B:**

An easement for ingress, egress and drainage and utilities over that certain 20 foot strip in Lot 1 of said Short Plat No. 27-85 as approved March 25, 1986, and recorded July 24, 1986, in Volume 7 of Short Plats, page 100, under Auditor's File No. 8607240002, records of Skagit County, Washington; being a portion of the South Half of the Southeast Quarter of Section 32, Township 35 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington

## EXHIBIT "B"

### Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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. 27-85:  
Recording No: 8607240002
2. Agreement, including the terms and conditions thereof; entered into;  
By: Bernie J. LaChance  
And Between: Skagit County  
Recorded: March 28, 1994  
Auditor's No. 9403280146, records of Skagit County, Washington  
Providing: Mound sewage system
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: July 24, 1986  
Recording No.: 8607240002 and 200409100066  
Matters shown: Encroachment of a fence onto the Easterly portion of said premises by approximately three feet.
4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: September 10, 2004  
Recording No.: 200409100066  
Matters shown: Possible gap along Easterly portion of said premises
5. City, county or local improvement district assessments, if any.