

When recorded return to:
Ian Bowker and Lauren Bowker
206 West Moore Street
Sedro Woolley, WA 98284



Skagit County Auditor \$77.00
1/31/2018 Page 1 of 4 11:35AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030842

CHICAGO TITLE
020030842

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shirlynn Tuggle who acquired title as Shirley Pitts, a married woman as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Ian Bowker and Lauren Bowker, husband and wife

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

Lots 1 and 2, Block 3, Moore's Addition to Woolley, according to the plat thereof, recorded in Volume 2 of plats, page 62, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P76824 / 4167-003-002-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018366
JAN 31 2018

Amount Paid \$ 4010.00
Skagit Co. Treasurer
By [Signature] Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 4, 2018

x Shirlynn Tuggle
Shirlynn Tuggle

x Timothy Tuggle
Timothy Tuggle

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Shirlynn Tuggle 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: 1/4/18

Shirley Lee Reed
Name: Shirley Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/11/2019



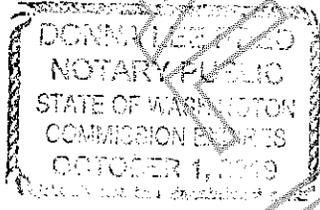
State of Washington

County of Skagit

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

Dated: 11/25/18

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



UNOFFICIAL DOCUMENT

EXHIBIT "A"
Exceptions

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: September 24, 2004
Recording No.: 200409270141

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

Recording Date: July 15, 2003
Recording No.: 200307150173
Matters shown: Fence along the northerly line

3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by City of Sedro Woolley.