

When recorded return to:

Dustin Daniel Engel
P.O. Box 355
Sundance, WY 82729



201802160109

Skagit County Auditor

\$78.00

2/16/2018 Page

1 of

5 1:51PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033358

CHICAGO TITLE

620033358

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael J. Paul and Erin Paul, a married couple

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

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): 13 AND PTN 14 Unit(S): AMENDED CEDAR GLEN PLAT

Tax Parcel Number(s): P118849/ 4790-000-013-0000

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2018631
FEB 16 2018

Amount Paid \$ 8382.⁸⁵
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: February 6, 2018

Michael J. Paul
Michael J. Paul
Erin Paul
Erin Paul

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Michael J. Paul and Erin Paul are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 14, 2018

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

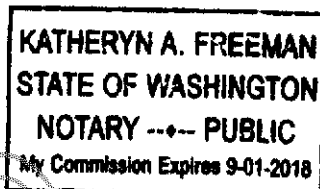


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P118849/ 4790-000-013-0000

Lot 13, "Amended Cedar Glen Plat", as recorded February 21, 2002 under Skagit County Auditor's File No. 200202210051 (being a revision of "Cedar Glen Plat", recorded under Skagit County Auditor's File No. 200202080084).

TOGETHER WITH the following described portion of Lot 14 of said Plat:

Beginning at the Northeast corner of said Lot 13;

Thence South 37 degrees 09'09" East 36.27 feet along a common boundary of said Lots 13 and 14, to the Westerly right of way of Clyde Way;

Thence North 9 degrees 46'25" East 29.43 feet;

Thence South 89 degrees 47'08" West 26.90 feet to the point of beginning.

Situate in Skagit County, Washington

EXHIBIT "B"
Exceptions

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

Recording Date: November 9, 1999

Recording No.: 199911090032

Matters shown: Possible encroachment of a fence onto the property to the North by varying amounts

2. 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, together with necessary appurtenances

Recording Date: January 16, 2001

Recording No.: 200112260206 being a re-recording of 200101230049

Affects: Said premises and other property

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Cedar Glen Plat:

Recording No: 200202080084

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Amended Cedar Glen Plat:

Recording No: 200202210051

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Survey:

EXHIBIT "B"

Exceptions
(continued)

Recording No: 200209110090

6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Anacortes.