

When recorded return to:
Jacob Buffum
6282 Goodhew Road
Sedro Woolley, WA 98284



Skagit County Auditor
3/15/2018 Page 1 of 4 12:00PM \$77.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033620

CHICAGO TITLE
620033620

STATUTORY WARRANTY DEED

THE GRANTOR(S) Justin Hanson and Tracey Hanson, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as
part of an IRS 1031 Tax Deferred Exchange
in hand paid, conveys, and warrants to Jacob Buffum, a married man as his separate estate

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): A SKAGIT COUNTY SHORT PLAT NO.53-72

Tax Parcel Number(s): P35485 / 350401-1-002-0315

Subject to:

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

2018/009
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

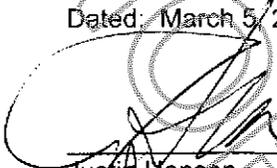
MAR 15 2018

Amount Paid \$ 4720
Skagit Co. Treasurer
By Deputy

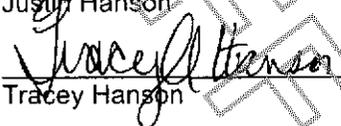
JA

STATUTORY WARRANTY DEED
(continued)

Dated: March 5, 2018



Justin Hanson

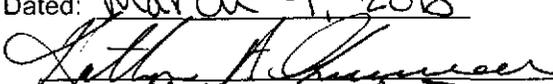


Tracey Hanson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Justin Hanson and Tracey Hanson 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: March 9, 2018



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

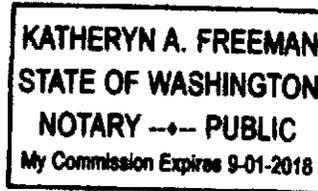


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P35485 / 350401-1-002-0315

PARCEL A:

That portion of the North Half of the Northeast Quarter of the Southwest Quarter of the Northeast Quarter of Section 1, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at an existing iron pipe at the Northeast corner of said subdivision;
Thence South 87°20'08" West, along the North line of said subdivision, 40.12 feet to an intersection with the West line of the East 40 feet of said subdivision, as measured at right angles from the East line of said subdivision;
Thence South 01°49'40" West, along said West line, 100.31 feet to an intersection with the South line of the North 100 feet of said subdivision, as measured at right angles from said North line of said subdivision, *said intersection point being the true point of beginning*;
Thence continue South 01°49'40" West, along said West line, 100.31 feet;
Thence South 87°20'08" West, parallel with said North line of said subdivision, 220.68;
Thence North 1°49'40" East, parallel with said East line of said subdivision, 100.31 feet to an intersection with the South line of the North 100 feet of said subdivision;
Thence North 87°20'08" East, along said South line 220.68 feet to the true point of beginning.

Also known as Tract A of SKAGIT COUNTY SHORT PLAT NO. 53-72.

Situated in Skagit County, Washington

PARCEL B:

An easement for ingress, egress and utilities over and across the following described 60 foot strip;

EXCEPT that portion lying within the boundaries of the above described Parcel "A":

Beginning at an existing iron pipe at the Northeast corner of the Southwest Quarter of the Northeast Quarter of Section 1, Township 35 North, Range 4 East of the Willamette Meridian;
Thence South 87°20'08" West, along the North line of said subdivision, 40.12 feet to an intersection with the West line of the East 40 feet of said subdivision, as measured at right angles from the East line of said subdivision;
Thence South 01°49'40" West, along said West line 100.31 feet to an intersection with the South line of the North 100 feet of said subdivision as measured at right angles from said North line of said subdivision;
Thence continue South 01°49'40" West, along said West line, 90.28 feet to the true point of beginning;
Thence continue South 01°49'40" West, along said West line, 60.18 feet;
Thence South 87°20'08" West, parallel with said North line of said subdivision, 310.68 feet;
Thence North 01°49'40" East, parallel with said East line of said subdivision, 60.18 feet;
Thence North 87°20'08" East, parallel with said North line of said subdivision, 310.68 feet to the true point of beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Notice of On-Site Sewage System Status including the terms, covenants and provisions thereof

Recording Date: September 20, 1989
Recording No.: 8909200013

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as disclosed by deed:

Purpose: Ingress, egress and utilities
Recording Date: December 28, 1990
Recording No.: 9012280070
Affects: Southerly 10 feet of said premises

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