

When recorded return to:
Krysta Anne Porter and Michael William Porter
18123 Moores Garden Road
Mount Vernon, WA 98273



201804110081
Skagit County Auditor \$77.00
4/11/2018 Page 1 of 4 1:26PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034153

CHICAGO TITLE
620034153

STATUTORY WARRANTY DEED

THE GRANTOR(S) LeSourd Family LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Krysta Anne Porter and Michael William Porter, 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): 8 MOORES GARDEN PLAT TGW PTN GOV LOT 1, 19-34-04

Tax Parcel Number(s): P67538 / 3958-000-008-0008, P67580 / 3958-000-099-0305,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018/4/44
APR 11 2018

Amount Paid \$ 5,345.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: April 9, 2018

LeSourd Family LLC

BY: John M. LeSourd

John M. LeSourd
Manager

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that John M. LeSourd is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Manager of LeSourd Family LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 10, 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

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P67538 / 3958-000-008-0008 and P67580 / 3958-000-099-0305

PARCEL A:

Lot 8, MOORES' GARDEN PLAT, according to the plat thereof, recorded in Volume 7 of Plats, page 10, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

That portion of the following described tract lying between the Northwesterly extension of the Southwesterly and Northeasterly lines of Lot 8, MOORES' GARDEN PLAT, according to the plat thereof recorded in Volume 7 of Plats, page 10, records of Skagit County, Washington;

That portion of Government Lot 1, Section 19, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point 863.35 feet South of the Northwest corner of said Section 19;
Thence North 55°28'30" East, a distance of 1,369.67 feet to the most Northerly corner of Lot 1, MOORES' GARDEN PLAT, according to the plat thereof recorded in Volume 7 of Plats, page 10, records of Skagit County, Washington;
Thence North 52°02'30" West to the Northerly line of that certain tract conveyed to Clinton Vaux, et al, by Deed dated November 23, 1949, recorded December 1, 1949, under Auditor's File No. 438862, records of Skagit County, Washington;
Thence South 55°28'30" West along said Northerly line to the West line of said Section 19;
Thence South along said West line to the point of beginning.

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Covenants, conditions, assessments, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: July 23, 1954

Recording No.: 504323

2. Conditions contained in instrument recorded April 7, 1977, under Auditor's File No. 854088, records of Skagit County, Washington, as follows:

The property herein conveyed is not to be used for building purposes without the prior consent of the property Skagit County Officials.
(Affects Parcel B)

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