

When recorded return to:
Jeremy D Strong
28260 Lake Cavanaugh Road
Mount Vernon, WA 98274



201804300234

Skagit County Auditor

\$78.00

4/30/2018 Page

1 of

5 4:30PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034076

CHICAGO TITLE

620034076

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jacob Michael Moyer and Kimberly Nicole Moyer, who aquired title as Kimberly Nichole Moyer, who are one in the same, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jeremy D Strong, a single 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.)

Ptn. NW SW, 23-33N-05E W.M.

Tax Parcel Number(s): P18226 / 330523-0-002-0007

Subject to:

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

20181792
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 30 2018

Amount Paid \$ 5,309.40
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: April 27, 2018

Jacob Michael Moyer
Jacob Michael Moyer
Kimberly Nicole Moyer
Kimberly Nicole Moyer

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jacob Michael Moyer and Kimberly Nicole Moyer 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: April 30, 2018

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of Wa
Residing at: Arlington
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 10-27-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P18226 / 330523-0-002-0007

That portion of the following described property which lies Southeasterly of Lake Cavanaugh Road No. 358:

That portion of the Northwest Quarter of the Southwest Quarter of Section 23, Township 33 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at a point on the East line of said Northwest Quarter of the Southwest Quarter, 500 feet North of the Southeast corner of said subdivision;
Thence due North along the East line of said subdivision a distance of 320 feet;
Thence North 77°00' West a distance of 554 feet;
Thence South 41°30' West a distance of 187 feet;
Thence South 65°00' East a distance of 732 feet to the point of beginning;

EXCEPT that portion lying Easterly of the line shown on survey recorded October 31, 1984, under Auditor's File No. 8410310011, which was established as the East line of subject property by Judgment entered January 23, 1985 in Skagit County Superior Court Cause No. 83-2-00521-6.

AND EXCEPT that portion of the following described property which lies Southeasterly of Lake Cavanaugh Road No. 358.

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 6, 1940
Auditor's No(s): 327179, records of Skagit County, Washington
In favor of: Washington State Division of Forestry
For: Telephone Line
Affects: Undisclosed Location
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 17, 1961
Auditor's No(s): 603170, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 28, 1994
Auditor's No(s): 9407280010, records of Skagit County, Washington
In favor of: LuAnn Toeppen
For: Road
Affects: Portion of said premises
4. Record of Survey

Recording Date: October 31, 1984
Recording No.: 8410310011
5. Terms, conditions and restriction of that Critical Area Site Plan
Recorded: January 19, 2001
Auditor's File No.: 200101190040, records of Skagit County, Washington
6. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands

Recording Date: January 23, 2001
Recording No.: 200101230026
7. 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 Surveys.

Recording No: 200105160089 and 200112200122

EXHIBIT "B"

Exceptions (continued)

8. City, county or local improvement district assessments, if any.
9. Note: Manufactured Home Title Elimination Application recorded under Recording No. 200111050209 recites that a manufactured (mobile) home is, or is being affixed to the Land.