

When recorded return to:
Robert Allen Hughes and Leslee A. Hughes
16768 Blodgett Road
Mount Vernon, WA 98274



Skagit County Auditor \$77.00
5/1/2018 Page 1 of 4 2:00PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034010

CHICAGO TITLE
620034010

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel Brim and Teresa J. Brim, 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 Robert Allen Hughes and Leslee A. Hughes, husband and wife

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 SE SW 29-34-4E

Tax Parcel Number(s): P28081 / 340429-0-010-0001,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018/1818
MAY 01 2018

Amount Paid \$6317.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: April 20, 2018

[Signature]
Daniel Brim

[Signature]
Teresa J. Brim

State of WA
County of Whatcom

I certify that I know or have satisfactory evidence that Daniel Brim + Teresa J Brim
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/26/2018

[Signature]
Name: Barbara Volkov
Notary Public in and for the State of WA
Residing at: Bellingham WA
My appointment expires: 12/20/2020



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P28081 / 340429-0-010-0001

Lot 2, of Boundary Line Adjustment No. PL-16-033, approved on May 26, 2016, recorded on May 27, 2016, under Auditor's File No. 201605270150, being a portion of the Southeast quarter of the Southwest quarter of Section 29, Township 34 North, Range 4 East, W.M.

EXCEPT any portion thereof lying Southerly of the following described line:

Commencing at the Northerly most corner of said Lot 2, Boundary Line Adjustment No. PL-16-033;
Thence South 49°18'26" East along the Northeasterly line of said Lot 2, also being the Southwesterly right of way margin of Blodgett Road for a distance of 165.63 feet to the point of beginning of said line;
Thence South 85°28'06" West for a distance of 127.85 feet;
Thence South 86°54'17" West for a distance of 270.14 feet, more or less, to the Westerly line of said Lot 2, Boundary Line Adjustment No. PL-16-033 and being the terminus of said line.

Situate in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Relinquishment of right of access to state highway and of light, view and air, under deed to State of Washington recorded June 21, 1971, under Auditor's File No. 754333, records of Skagit County, Washington.
2. Possible easement rights for drainage ditch by reason of an existing drainage ditch
3. Any question which may arise regarding the location of the drain ditch or the center line thereof.
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 Boundary Line Adjustment Survey:

Recording No: 201605270150
5. Boundary Line Adjustment Quit Claim Deeds including the terms, covenants and provisions thereof
Recording Date: May 27, 2016 and September 27, 2016
Recording No.: 201605270148 and 201609270096 being a re-recording of 201605270149
6. Boundary Line Adjustment Quit Claim Deed, including the terms, covenants and provisions thereof;

Recording Date: October 2, 2017
Recording No.: 201710020070
7. 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:

Recording No: 201710020071
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Mount Vernon.