

When recorded return to:
Jenny Marie Lamont
2020 Hoag Road
Mount Vernon, WA 98723



201805230046

05/23/2018 01:50 PM Pages: 1 of 4 Fees: \$77.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034506

CHICAGO TITLE
620034506

STATUTORY WARRANTY DEED

THE GRANTOR(S) Utopia Investments 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 Jenny Marie Lamont, an unmarried woman

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 NE NE, 17-34-04

Tax Parcel Number(s): P25854/340417-1-001-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

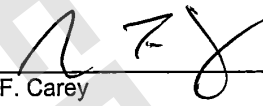
2018 05 23
MAY 23 2018

Amount Paid \$ 44,440.00
Skagit Co. Treasurer
By *MB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 18, 2018

Utopia Investments LLC, a Washington limited liability company

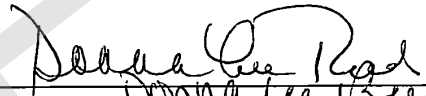
BY: 
John F. Carey
Manager

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that John F. Carey

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Manager of Utopia Investments, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5/22/18


Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Mayville, WA
My appointment expires: 10/1/2019

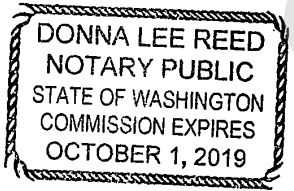


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P25854/340417-1-001-0004

That portion of the North Half of the Northeast Quarter of the Northeast Quarter of Section 17,
Township 34 North, Range 4 East, W.M. Described as Follows:

Beginning at the Northeast corner of said Section 17;
Thence North 87°57'29" West along the North line of said Section 17, a distance of 407.53 feet to the
true point of beginning;
Thence continue North 87°57'29" West, a distance of 100.00 feet;
Thence South 2°02'31" West, a distance of 180.00 feet;
Thence South 87°57'29" East, a distance of 100.00 feet;
Thence North 2°02'31" East, a distance of 180.00 feet to the true point of beginning,

EXCEPT the North 20 feet thereof conveyed to Skagit County for road purposes by Deed recorded
under Auditor's File No. 80927, records of Skagit County, Washington.

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Agreement and the terms and conditions thereof:
Between: Sandalwood, a limited partnership
And: LaVenture Investors, a limited partnership
Recorded: August 18, 1977
Auditor's File No.: 862951, records of Skagit County, Washington
Regarding: Reimbursement of sewer installation costs
2. City, county or local improvement district assessments, if any.
3. Assessments, if any, levied by City of Mount Vernon.