

When recorded return to:  
Reid Williams and Laura Williams  
3520 W 8th Street  
Anacortes, WA 98221



201805310104

05/31/2018 03:47 PM Pages: 1 of 3 Fees: \$76.00  
Skagit County Auditor

Recorded at the request of:  
Guardian Northwest Title  
File Number: A113828

Statutory Warranty Deed

A113828  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Mark J. Lunz and Cheryl Lunz, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Reid Williams and Laura Williams, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 7, Township 34 North, Range 2 East, W.M., Ptn. Gov't Lot 5

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

Tax Parcel Number(s): P20051, 340207-0-010-0207, P121902, 340207-0-010-0900

Dated May 30th 2018

Mark J. Lunz  
Mark J. Lunz

Cheryl Lunz  
Cheryl Lunz

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

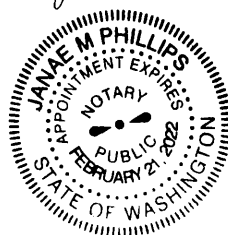
20180531  
MAY 31 2018

Amount Paid \$3,127.12  
By Mh Skagit Co. Treasurer Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Mark J. Lunz and Cheryl Lunz, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: May 30th 2018



Janae M. Phillips  
Printed Name: Janae M. Phillips  
Notary Public in and for the State of Washington  
Residing at Ellensburg, Mount Vernon  
My appointment expires: 2/21/2022

Order No:

**EXHIBIT A**

That portion of Tracts A and B of SKAGIT COUNTY SHORT PLAT NO. 13-81, revised as approved April 10, 1981, and recorded April 27, 1981, in Volume 5 of Short Plats, pages 61 and 62, under Auditor's File No. 8104270038, records of Skagit County, Washington; being a portion of Government Lot 5, Section 7, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

BEGINNING in the Southwest corner of said Tract B;

Thence South 89°01'27" East, 226.13 feet;

Thence North 8°28'29" West, 241.76 feet;

Thence South 81°31'31" West, 118.40 feet;

Thence North 8°28'29" West, 336.13 feet;

Thence North 81°31'31" East, 111.15 feet;

Thence North 8°28'29" West, 292.72 feet;

Thence South 67°14'00" West, 110.63 feet;

Thence North 18°34'44" West, 10.00 feet;

Thence South 71°25'16" West, 200.00 feet;

Thence North 18°34'44" West, 10.00 feet;

Thence South 71°25'16" West, 47.89 feet;

Thence South 18°32'44" East, 794.60 feet to the POINT OF BEGINNING.

EXCEPT that portion of said Tracts A and B, conveyed to the State of Washington by Warranty Deeds recorded under Auditor's File No. 9801020062 and No. 9801020063, records of Skagit County, Washington.

TOGETHER WITH an undivided one-eighth interest in Tract E of Skagit County Short Plat No. 13-81, revised, as approved April 10, 1981, and recorded April 27, 1981, in Volume 5 of Short Plats, pages 61 and 62, under Auditor's File No. 8104270038, records of Skagit County, Washington; being a portion of Government Lot 5, Section 7, Township 34 North, Range 2 East, W.M.

Situated in Skagit County, Washington.

**Exhibit B****EXCEPTIONS:****A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: City of Oak Harbor, a Municipal Corporation  
Dated: February 4, 1971  
Recorded: February 22, 1972  
Auditor's No.: 764353  
Purpose: Right-of-way and Easement to construct, maintain and operate a water line and appurtenances  
Area Affected: Portion of subject property

The interest of the City of Oak Harbor has been assigned to the State of Washington on May 18, 1998 under Auditor's File No. 9805180114.

**B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:**

Name: Short Plat No. 13-81  
Recorded: April 27, 1981  
Auditor's No.: 8104270038  
Affects: Parcels "B" and "C"

**C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: State of Washington  
Dated: January 23, 1998  
Recorded: March 4, 1998  
Auditor's No.: 9803040044  
Purpose: Drainage  
Area Affected: Portion of Parcel "C"

**D. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:**

Name: Survey  
Recorded: October 31, 2000  
Auditor's No.: 200010310087  
Affects: Parcel "B" and other property

**E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Mark J. Lunz, et ux  
Recorded: May 24, 2018  
Auditor's No.: 201805240091  
Purpose: Ingress, egress and utilities  
Area Affected: A 20-foot strip of land described therein

Said Easement is a rerecording of Auditor's File No. 201805140123