

When recorded return to:
Joshua Stevens and Rachael Stevens
9637 Bayview Edison Road
Bow, WA 98232



201806080023

06/08/2018 09:44 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034115

CHICAGO TITLE CO.
620034115

STATUTORY WARRANTY DEED

THE GRANTOR(S) Fred L. Hanson and Jean M. Hanson, Trustees of the Hanson Family Living Trust,
dated May 26, 1998

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Joshua Stevens and Rachael Stevens, 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): 3 SKAGIT COUNTY SHORT PLAT NO. 97-0017 Tax/Map ID(s):

Tax Parcel Number(s): P111997 / 350319-0-003-0200,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 2455
JUN 08 2018

Amount Paid \$6502.⁰⁰
Skagit Co. Treasurer
By *MJM* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 30, 2018

Fred L. Hanson and Jean M. Hanson, Trustees of the Hanson Family Living Trust, dated May 26, 1998

BY: [Signature]
Fred Hanson
Trustee

BY: [Signature]
Jean Hanson
Trustee

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that Fred Hanson and Jean Hanson
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 Trustees of Hanson Family Living Trust, dated May 26, 1998 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 01, 2018

[Signature]
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

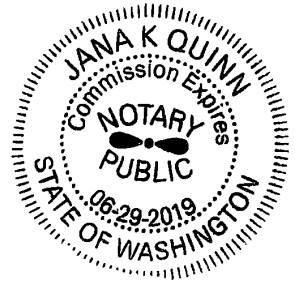


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P111997 / 350319-0-003-0200

Lot 3, SKAGIT COUNTY SHORT PLAT NO. 97-0017, approved August 20, 1997, and recorded August 29, 1997, in Volume 13 of Short Plats, pages 32 through 33, inclusive, records of Skagit County, Washington; being a portion of Government Lots 2 and 3, Section 19, Township 35 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. 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 Short Plat No. 97-0017:

Recording No: 9708290092
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 29, 1997
Auditor's No(s): 9708290093, records of Skagit County, Washington
In favor of: Skagit County
For: Native Growth Protection Area
3. Lot of Record Certification

Recording Date: May 20, 2009
Recording No.: 200905200116
4. Disclosure on deed regarding Skagit County policy for unincorporated areas to protect and encourage agriculture and forestry operations;

Recording Date: May 15, 2007
Recording No.: 200705150101
5. City, county or local improvement district assessments, if any.