

When recorded return to:
Barbara Jo Trask and Gerrit Jan Van den Engh
41219 Elysiun Lane
Concrete, WA 98237

201806150068
06/15/2018 02:25 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Recorded at the request of:
Guardian Northwest Title
File Number: 116082

Statutory Warranty Deed

116082
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Dennis N. Moran, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Barbara Jo Trask and Gerrit Jan Van Den Engh, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 14, Township 35 North, Range 7 East, NE NE (aka Tract A, SP 68-78)

Tax Parcel Number(s): P42654, 350714-1-001-0300

Tract "A" of Short Plat No. 68-78, approved August 26, 1978, and recorded August 17, 1978, under Auditor's File No. 885689. (Being a portion of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 14, Township 35 North, Range 7 East, W.M..)

TOGETHER WITH an easement for ingress, egress and utilities over and across a strip of land 60 feet in width, established in document recorded May 23, 1972 under Auditor's File No. 768614.

Situate in the County of Skagit, State of Washington.

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 "A" attached hereto

Dated 6-12-18

Dennis N. Moran
Dennis M. Moran

Evonne L. Moran
Evonne Moran

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20182603
JUN 15 2018

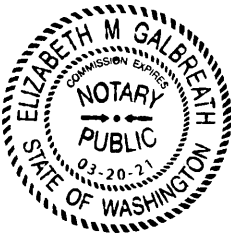
Amount Paid \$ 5701.⁰⁰
Skagit Co. Treasurer
By MAM Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Dennis M. Moran and Evonne Moran, 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: 6-12-18

Elizabeth M. Galbreath
Printed Name: Elizabeth Galbreath
Notary Public in and for the State of Washington
Residing at Canaan Island
My appointment expires: 1/07/2019 3-20-21



ALTA COMMITMENT FOR TITLE INSURANCE
ISSUED BY STEWART TITLE GUARANTY COMPANY

File No. 116082

Exhibit A

Tract "A" of Short Plat No. 68-78, approved August 26, 1978, and recorded August 17, 1978, under Auditor's File No. 885689. (Being a portion of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 14, Township 35 North, Range 7 East, W.M..)

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This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions: Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its Issuing agent that may be in electronic form.*

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Commitment No.: ALTA Commitment For Title Insurance 8-1-16



Order No: 116082

**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B SECTION II
ISSUED BY STEWART TITLE GUARANTY COMPANY**

SPECIAL EXCEPTIONS

PART TWO: "B-1"

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Adjoining property owners
Recorded:	May 23, 1972
Auditor's No.	768614
Purpose:	Ingress, egress and utilities
Area Affected:	West 30 feet of subject property

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, 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. 68-78
Recorded:	August 17, 1978
Auditor's No.:	885689

C. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated:	September 6, 1987
Recorded:	September 18, 1987
Auditor's No.:	8709180009
Affects:	As disclosed in instrument