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07/13/2018 03:55 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

**AFTER RECORDING MAIL TO:**

Mr. and Mrs. Anthon M. Steen  
13807 Bay View Road  
Mount Vernon, WA 98273

Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-167905-OE ✓

**Land Title and Escrow Statutory Warranty Deed**

THE GRANTORS TERRY ALLEN SHAFFER, as his property and SUSAN I. LaCHANCE, as her separate property (PROPERTY IS NOT GRANTOR'S PRIMARY RESIDENCE) for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ANTHON M. STEEN and LAUREN IRENE STEEN, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Lot A, SP 96-011, Ptn S 1/2 of SE 1/4, 32-35-3 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 350332-4-019-0000, P35185

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 01-167905-OE.

Dated July 11, 2018

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20183083  
JUL 13 2018

Amount Paid \$ 10685.00  
Skagit Co. Treasurer  
By *BT* Deputy

*Terry Shaffer*

Terry Allen Shaffer

*Susan LaChance*

Susan I. LaChance

STATE OF Washington }  
COUNTY OF Skagit } SS:

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

Dated: July 13, 2018

*Karen Ashley*

Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 9/11/2018



**EXHIBIT A**

PARCEL "A":

Lot A, Short Plat No. 96-011, approved July 3, 1996, recorded July 16, 1996, in Volume 12 of Short Plats, page 122, under Auditor's File No. 9607160055; and being a portion of the South ½ of the Southeast ¼ of Section 32, Township 35 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities over, under and across the Easterly 20 feet of that portion of Lot A of said Short Plat, as shown on the face thereof.

Situate in the County of Skagit, State of Washington