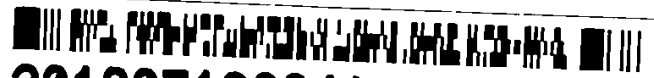


When recorded return to:
Joshua Bedker and Amanda Bedker
22607 Buchanan Street
Mount Vernon, WA 98273



201807190041

07/19/2018 11:39 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.: 620034981

CHICAGO TITLE
620034981

STATUTORY WARRANTY DEED

THE GRANTOR(S) Chad D. Moe, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Joshua Bedker and Amanda Bedker, husband and wife

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): 2 SKAGIT COUNTY SHORT PLAT NO. 51-81 Tax/Map ID(s):

Tax Parcel Number(s): P23438 / 340402-4-003-0102,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20183163
JUL 19 2018

Amount Paid \$ 7231.80
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 5, 2018

X Chad Moe

Chad D. Moe

X Merika Moe

Merika Moe

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

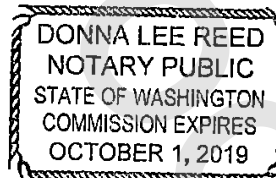
Chad D. Moe & Merika Moe
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: 7/5/18Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: 11111 1st Ave
My appointment expires 10/1/2019

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P23438 / 340402-4-003-0102

Tract 2, SKAGIT COUNTY SHORT PLAT NO. 51-81, approved December 16, 1981 and recorded December 17, 1981, in Volume 5 of Short Plats, page 147, under Auditor's File No. 8112170001, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Southeast Quarter of Section 2, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Andrew Lambert and Phyllis Lambert, husband and wife
Purpose: A water pipeline
Recording Date: November 17, 1952
Recording No.: 482038
2. 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 51-81:

Recording No: 8112170001
3. Covenants, conditions and restrictions contained in variance; including the terms, covenants and provisions thereof

Recording Date: February 22, 1985
Recording No.: 8502220001
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by Happy Face Farms, Inc for monitoring and maintenance fees for onsite sewage treatment and disposal system.
6. Assessments, if any, levied by Maintenance Committee for Buchanan Acres.