

When recorded return to:  
Casey F. VanLeeuwen  
16973 Allen West Road  
Bow, WA 98232

201808020060  
08/02/2018 10:45 AM Pages: 1 of 2 Fees: \$100.00  
Skagit County Auditor

Recorded at the request of:  
Guardian North West Title & Escrow  
File Number: 116381

Statutory Warranty Deed

116381  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Timothy E. Van Leeuwen and Carol L. Van Leeuwen, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Casey F. Van Leeuwen, as an unmarried man, his separate property the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Section 14, Township 35 North, Range 3 East, SE SE

Tax Parcel Number(s): P34274, 350314-0-006-0004

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 14, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at a point 20 feet North and 132 feet West of the Southeast corner of said Southeast 1/4 of the Southeast 1/4;  
thence West 40 feet;  
thence North 200 feet;  
thence East 40 feet;  
thence South 200 feet to the point of beginning.

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 7/31/2018

Timothy E. VanLeeuwen  
Timothy E. VanLeeuwen

Carol L. VanLeeuwen  
Carol L. VanLeeuwen

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 3411  
AUG 02 2018

Amount Paid \$ 3,120.<sup>00</sup>  
Skagit Co. Treasurer  
By man Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Timothy E. VanLeeuwen and Carol L. VanLeeuwen, 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: 7-31-18

Amanda Iverson  
Printed Name: ~~Katie Hickok~~ Amanda Iverson  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: ~~1-07-2019~~ 3-29-2022



**ALTA COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B SECTION II**

ISSUED BY STEWART TITLE GUARANTY COMPANY

**SPECIAL EXCEPTIONS**

**PART TWO: "B-1"**

A. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: October 4, 2006  
Auditor's No.: 200610040058

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: Survey for Alfred and Tammany Whitlock  
Recorded: March 5, 2008  
Auditor's No.: 200803050030

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., a Washington corporation.  
Dated: November 15, 2017  
Recorded: November 30, 2017  
Auditor's No.: 201711300135  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.