

When recorded return to:
Bryn M Hulbert
10863 Sterling Road
Sedro Woolley, WA 98284



201808070062

08/07/2018 02:57 PM 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.: 620035256

CHICAGO TITLE
620035256

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lonnie K. Palm and Elisa L. Palm, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Bryn M Hulbert, an unmarried person and Ehren E Phillips, an unmarried person

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.)

Ptn. G.L. 2, 27-35-4

Tax Parcel Number(s): P37719 / 350427-0-008-0006, P37721 / 350427-4-009-0104,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20183483
AUG 07 2018

Amount Paid \$ 5950.20
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 3, 2018

[Signature]
Lonnie K. Palm

[Signature]
Elisa L. Palm

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Lonnie K. Palm and Elisa L. Palm 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: August 6, 2018

[Signature]
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish co
My appointment expires: 9.01.2018

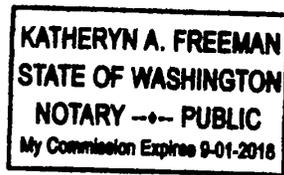


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P37719 / 350427-0-008-0006 and P37721 / 350427-4-009-0104

Parcel A:

That portion of Government Lot 2, Section 27, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point 528 feet South of the Northwest corner of said Government Lot 2;
thence South along the West line of said Government Lot 2 a distance of 156 feet;
thence East to the West bank of the Skagit River;
thence Northerly along said West bank of said river to a point due East of the point of beginning;
thence West to the point of beginning.

Situated in Skagit County, Washington.

Parcel B:

The North 50 feet of the South 306 feet of the South 28 Rods of the North 60 Rods of Government Lot 2, Section 27, Township 35 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Right of way for road known as Sterling Road, constructive notice of which is contained in various instruments of record on the west line of said premises.
2. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: December 23, 2016
Recording No.: 201612230067
Matters shown: fence, panel and post
4. Possible violation of existing short subdivision requirements established by state and local regulations. The policy or policies to issue will not include coverage based on compliance or non-compliance with such requirements.
Affecting Parcel B.
5. City, county or local improvement district assessments, if any.