

When recorded return to:
Tara Albrecht
9431 Chuckanut Drive
Burlington, WA 98233



201808150020

08/15/2018 11:38 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

2150 North 107th St., Suite 310
Seattle, WA 98133

Escrow No.: 0132168-OC

CHICAGO TITLE
620035683

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Snitko and Ilona Snitko, 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 Tara Albrecht, a single woman

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): Ptn13 L.W.L. CO'S SAMISH RIVER ACREAGE, PLAT NO. 1

Tax Parcel Number(s): P68644

Subject to:

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully
incorporated herein.

By *HB*
Skagit Co. Treasurer
Deputy
Amount Paid \$ *7748.00*
AUG 15 2018
20183587
REAL ESTATE EXCISE TAX
SKAGIT COUNTY WASHINGTON

STATUTORY WARRANTY DEED
(continued)

Dated: August 3, 2018

Michael Snitko
Michael Snitko

Ilona Snitko
Ilona Snitko

State of WASHINGTON
County of ~~SKAGIT~~ Snohomish

I certify that I know or have satisfactory evidence that Michael Snitko and Ilona Snitko are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/10/18

Christina M. Bus
Name: Christina M. Bus
Notary Public in and for the State of Washington
Residing at: Brent WA
My appointment expires: 5/10/22

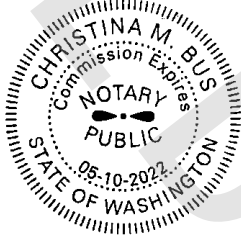


EXHIBIT "A"
Legal Description

PARCEL A:

That portion of Tract 13, "L.W.L. CO'S SAMISH RIVER ACREAGE, PLAT NO. 1", as per plat recorded in

Volume 3 of Plats, page 69, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of said Tract 13, 300 feet North of the Southeast corner of said Tract

13;

Thence Southwesterly in a straight line, which, if extended, would intersect the South line of said tract at a

point 300 feet West of its Southeast corner, to the Easterly line of the State Highway;

Thence Northwesterly along the East line of said Highway to a point that is 237 feet Northwesterly, measured at right angles, from the first described line;

Thence Northeasterly parallel with the first described line to the East line of said Tract 13;

Thence South to the point of beginning;

EXCEPT roads;

AND EXCEPT the Southeasterly 137 feet thereof, the North line of said Southeasterly 137 feet being parallel with the first described line.

PARCEL B:

That portion of Tract 13, "L.W.L. CO'S SAMISH RIVER ACREAGE, PLAT NO. 1", as per plat recorded in

Volume 3 of Plats, page 69, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of said Tract 13, 300 feet North of its Southeast corner;

Thence Southwesterly in a straight line, which, if extended, would intersect the South line of said tract at a

point 300 feet West of its Southeast corner, to the Easterly line of the State Highway;

Thence Northwesterly along said highway to a point that is 237 feet Northwesterly, measured at right angles, from the first described line, which is the true point of beginning of this description;

Thence from said point of beginning run Northwesterly along said highway line 6 feet;

Thence Northeasterly parallel with the first described line to the East line of said Tract 13;

Thence South to a point that is 237 feet Northwesterly, measured at right angles from the first described

line, if said line were produced Easterly;

Thence Southwesterly in a straight line to the point of beginning.

Situated in Skagit County, Washington

**EXHIBIT B
EXCEPTIONS**

Order No.: 0132168-OC

1. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: August 26, 2003
Recording No.: 200308260205

Matters shown: Encroachment of a fence along the Northwesterly line of said premises onto said property by varying amounts up to 28.35 feet and encroachment of a fence onto property to the South by varying amounts up to 26.30 feet.

2. Right, title and interest of property owners adjacent on the Northwest to that portion of said premises Northwesterly of said encroaching fence.

4. City, county or local improvement district assessments, if any.