

When recorded return to:
Daniel J. Leiskau and Elizabeth J. Leiskau
24295 Willida Lane
Sedro Woolley, WA 98284



201808210018

08/21/2018 11:29 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.: 620035207

CHICAGO TITLE
620035207

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jonathan Houghton, who took title as Jonathon Houghton, an unmarried man for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Daniel J. Leiskau and Elizabeth J. Leiskau, a married couple

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): B Survey No. 794429, Ptn. SE SW, 7-35-5

Tax Parcel Number(s): P38641 / 350507-3-004-0106

Subject to:

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

20183683
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 21 2018

Amount Paid \$ 8905⁰⁰
Skagit Co. Treasurer
By *MF* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 14, 2018

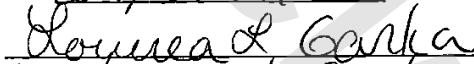


Jonathan Houghton

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jonathan Houghton is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 14, 2018



Name: Lourea L. Garka
Notary Public in and for the State of wa
Residing at: Burlington
My appointment expires: 10/27/2018

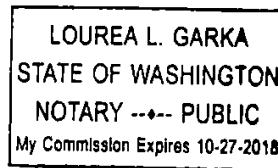


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P38641 / 350507-3-004-0106

PARCEL A:

Commencing at the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 7, Township 35 North, Range 5 East of the Willamette Meridian;
Thence North 88°32'40" East along the North line of said subdivision for a distance of 217.36 feet to the true point of beginning;
Thence continuing North 88°32'40" East for a distance of 353.46 feet to the West edge of the County Road;
Thence South 44°47'40" East along the West edge of the County Road for a distance of 115.73 feet;
Thence South 9°07'00" West for a distance of 627.70 feet;
Thence North 80°53'00" West for a distance of 213.55 feet;
Thence North 10°42'12" West for a distance of 670.76 feet to the true point of beginning.

(Also known as Tract B of Survey recorded December 12, 1973, under Auditor's File No. 794429, records of Skagit County, Washington)

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress, egress and utilities over and across a 60.0 foot strip of land, the centerline of which is more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of Section 7, Township 35 North, Range 5 East of the Willamette Meridian;
Thence South 88°07'49" West along the South line of said subdivision for a distance of 75.89 feet to the West edge of the County Road right of way;
Thence North 15°27'03" West along the edge of said County Road right of way for a distance of 220.92 feet to the beginning of a tangent curve to the left having a radius of 3,057.21 feet;
Thence along the arc of said curve through a central angle of 4°47'51" for a distance of 256.13 feet to the true point of beginning;
Thence North 72°36'21" West for a distance of 140.29 feet to the beginning of a tangent curve to the left having a radius of 1,568.88 feet;
Thence along the arc of said curve through a central angle of 7°17'38" for a distance of 199.73 feet;
Thence North 80°53'00" West for a distance of 500.00 feet to a center point of a 50 foot cul-de-sac, said point being termination point of said centerline;

EXCEPT that portion of said easement lying within the above described main tract.

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:	Adjacent property owners
Purpose:	Ingress, egress and utilities
Recording Date:	October 9, 1973
Recording No.:	791826

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

Recording Date:	December 12, 1973
Recording No.:	794429

3. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date:	October 8, 1974
Recording No.:	808580

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