

When recorded return to:  
Colby J. Allen and Allia E. Allen  
7107 Hayes Lane  
Sedro Woolley, WA 98284



201808240064

08/24/2018 01:28 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.: 620035674

CHICAGO TITLE  
6200 35674

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel L. Cann and Stephanie C. Cann, 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 Colby J. Allen and Allia E. Allen, 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.)

PTN NW NE, 12-35-04

Tax Parcel Number(s): P36254 / 350412-1-007-0002,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

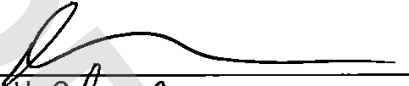

2018 3757

AUG 24 2018

Amount Paid \$ 7,392.<sup>00</sup>  
Skagit Co. Treasurer  
By *mm* Deputy

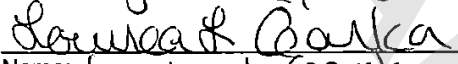
**STATUTORY WARRANTY DEED**  
(continued)

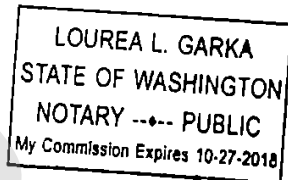
Dated: August 16, 2018

  
\_\_\_\_\_  
Daniel L. Cann  
  
\_\_\_\_\_  
Stephanie C. Cann

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Daniel L. Cann and Stephanie C. Cann 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: August 16, 2018  
  
\_\_\_\_\_  
Name: Lourea L. Garka  
Notary Public in and for the State of WA  
Residing at: Grainneton  
My appointment expires: 10/27/2018



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P36254 / 350412-1-007-0002**

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That portion of Section 12, Township 35 North, Range 4 East of the Willamette Meridian, more particularly described as the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of said Section, Township and Range;

EXCEPT County road along the North line thereof;

AND EXCEPT the East 630 feet of the West 660 feet of the North 350 feet of that portion of said subdivision lying Southerly of Mosier Road, a County road right-of-way.

Situated in Skagit County, Washington

**EXHIBIT "B"**  
Exceptions

1. Reservations contained in Deed including the terms, covenants and provisions thereof

Recording Date: December 3, 1907  
Recording No.: Vol. 72 of deeds, page 312

Excepting however from the operations of this deed and reserving unto the first party, its successors and assigns all mineral and mineral oils in or under any of said land whether the said mineral or mineral oils are now known or shall hereafter be discovered, without however any right of first party, its successors and assigns, in, to or upon the surface of any of said land.

2. Reservation of all minerals and mineral oil rights but without right of entry on surface for removal contained in various Deeds through which title is claimed.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Leo I. Hayes and Francis M. Hayes, husband and wife  
Purpose: Ingress egress and utilities  
Recording Date: February 10, 1971  
Recording No.: 748638  
Affects: West 30 feet

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

Granted to: Puget Sound Energy, Inc.  
Purpose: Utility systems  
Recording Date: August 16, 2004  
Recording No.: 200408160147

5. Regulatory Notice/Agreement that may include Covenants, conditions and Restrictions including the terms, covenants and provisions thereof

Recording Date: August 24, 2004  
Recording No.: 200408240123

6. Regulatory Notice/Agreement that may include Covenants, conditions and Restrictions including the terms, covenants and provisions thereof

Recording Date: September 13, 2004  
Recording No.: 200409130051

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