

When recorded return to:  
Judy Mcquowen and Ken Mcquowen  
3308 Friday Creek Road  
Burlington, WA 98233

201809240029

09/24/2018 11:32 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.: 620035927

CHICAGO TITLE  
620035927

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Theodore K. Filler and Rita M. Filler, 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 Judy Mcquowen and Ken Mcquowen, 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.)

SKAGIT COUNTY SHORT PLAT NO. 60-73 , *Tract C*

Tax Parcel Number(s): P49497 / 360420-0-001-0306,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*20180924*  
SEP 24 2018

Amount Paid \$ *102.00*  
By *Mia* Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: September 20, 2018

*Theodore K. Filler*  
Theodore K. Filler

*Rita M. Filler*  
Rita M. Filler

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Theodore K. Filler and Rita M. Filler 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: September  
*Lourea L. Garka*  
Name: Lourea L. Garka  
Notary Public in and for the State of USA  
Residing at: Arlington  
My appointment expires: 10/27/2018

LOUREA L. GARKA  
STATE OF WASHINGTON  
NOTARY -- PUBLIC  
My Commission Expires 10-27-2018

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P49497 / 360420-0-001-0306**

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That portion of the North Half of the South Half of the Northwest Quarter of Section 20, Township 36 North, Range 4 East of the Willamette Meridian, lying Westerly of the County Road known as L.M. Abbey Road, or Friday Creek Road, and lying North and East of the centerline of Friday Creek, said portion being more particularly described as follows:

Commencing at the Northwest corner of said Section 20;  
Thence South 0°17'44" East, along the West line of said Section 20, 1,331.92 feet to the Southwest corner of the Northwest Quarter of said Northwest Quarter of Section 20;  
Thence South 88°51'50" East, along the South line of said Northwest Quarter of the Northwest Quarter, 1,280.47 feet to an intersection with the Westerly margin of said County Road;  
Thence South 31°33'00" East, along said Westerly margin, 291.29 feet to the true point of beginning;  
Thence continue South 31°33'00" East, along said Westerly margin 130.00 feet;  
Thence South 61°07'00" West 400 feet, more or less, to said centerline of Friday Creek;  
Thence Northerly along said centerline to a point that is South 62°13'00" West from the true point of beginning;  
Thence North 62°13'00" East 435 feet, more or less, to the true point of beginning.

(Also known as Tract C, Short Plat No. 60-73, approved on December 26, 1973).

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. 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.
  
2. Low Flow Mitigation Summary including the terms, covenants and provisions thereof  
  
Recording Date: August 27, 2007  
Recording No.: 200708270126
  
3. Protected Critical Area Site Plan including the terms, covenants and provisions thereof  
  
Recording Date: August 27, 2007  
Recording No.: 200708270127
  
4. 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: May 15, 2008  
Recording No.: 200805150115
  
5. Plat Lot of Record Certification including the terms, covenants and provisions thereof  
  
Recording Date: February 13, 2008  
Recording No.: 200802130069
  
6. City, county or local improvement district assessments, if any.