


When recorded return to:
Shawn D. Turnbull
276 Lake Samish Road
Bellingham, WA 98229


201809270042
09/27/2018 01:27 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035822

CHICAGO TITLE
620035822

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joel B. Callahan and Debra L. Callahan, 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 Shawn D. Turnbull, 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.)

Lot(s): 2 and 3 SKAGIT COUNTY SHORT PLAT NO. 96-0106


Tax Parcel Number(s): P111512 / 360301-2-003-0200

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20180927
SEP 27 2018

Amount Paid \$ 881.60
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: September 21, 2018

Joel B. Callahan
Joel B. CallahanDebra L. Callahan
Debra L. CallahanState of WASHINGTON
County of SKagit

I certify that I know or have satisfactory evidence that
Joel B. Callahan Debra L. Callahan
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: September 27, 2018

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

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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P111512 / 360301-2-003-0200

Lots 2 and 3, SHORT PLAT NO. 96-0106, approved June 4, 1997, recorded June 5, 1997 in Volume 13 of Short Plats, pages 2 and 3 under Auditor's File No. 9706050026, and being a portion of the South Quarter of the Northwest Quarter of Section 1, Township 36 North, Range 3 East of the Willamette Meridian.

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: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: May 3, 1962
Recording No.: 621126
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Duane W. Smith and Mildred Smith, husband and wife
Purpose: Well
Recording Date: September 4, 1970
Recording No.: 743166
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: November 14, 2000
Recording No.: 200011140037
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: February 4, 1997
Recording No.: 9702040087
5. Native Growth Protection Area including the terms, covenants and provisions thereof

Recording Date: June 5, 1997
Recording No.: 9706050027
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, 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, or source of income, 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 on SKAGIT COUNTY SHORT PLAT NO. 96-0106
:

EXHIBIT "B"Exceptions
(continued)

Recording No: 9706050026

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

Recording Date: April 17, 2002
Recording No.: 200204170069
Matters shown: trees

8. Quit Claim Deed for Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date: April 5, 2002
Recording No.: 200204050068

Note: The above described property will be combined or aggregated into a single lot. This boundary line adjustment is not for the purposes of creating an additional building lot.

9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by Lake Samish Road Local Utility District No. 24.