



201810110051

10/11/2018 02:18 PM Pages: 1 of 2 Fees: \$100.00
Skagit County Auditor

When recorded return to:
Delbert Lewis and Erica A. Lewis
622 Fidalgo St
Sedro Woolley WA 98284

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number: 116443

Statutory Warranty Deed

116443
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Justin Comstock and Shara Comstock, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Delbert Lewis and Erica A. Lewis, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lots 13 and 14, Block 16, Town of Sedro

Tax Parcel Number(s): P75470, 4149-016-014-0103

Lots 13 and 14, Block 16, "PLAT OF TOWN OF SEDRO", as per plat recorded in Volume 1 of Plats, page 17, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 10/9/2018

[Signature]
Justin Comstock by Attorney in Fact

[Signature]
Shara Comstock

POA Shara Comstock

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20184520
OCT 11 2018
Amount Paid \$ 4750.48
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Michigan }
COUNTY OF Eaton } SS:

On this 9th day of October 2018 before me personally appeared Shara Comstock, to me known to be the individual described in and who executed the foregoing instrument for her self and as Attorney in Fact for Justin Comstock and acknowledged that she signed and sealed the same as her free and voluntary act and deed for her self and also as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.
(Seal)

[Signature]
Printed Name: A J DOMINIAK, Michigan and
Notary Public in and for the State of Washington
Residing at 7313 Slacy Lake Rd Bellevue, WA
My appointment expires: 10-16-2020 49021

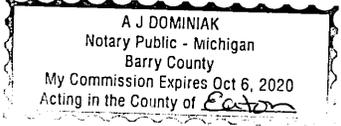


Exhibit A

EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of Town of Sedro
Recorded: August 29, 1889
Auditor's No.: Volume 1 of Plats, page 17

B. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: August 25, 2016
Auditor's No.: 201608250074
Regarding: Skagit County Right to Manage Natural Resource Lands Disclosure

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.