

When recorded return to:
Randy M Lawrence and Anyah R Lawrence
20076 Sinnes Road
Mount Vernon, WA 98274



201810170129

10/17/2018 03:23 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.: 620035784

CHICAGO TITLE
620035784

STATUTORY WARRANTY DEED

THE GRANTOR(S) James A Daut and Sheila R Daut, 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 Randy M Lawrence and Anyah R Lawrence, 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.)

Lot(s): 1 and Ptn. 4 SKAGIT COUNTY SHORT PLAT NO. 54-88

Tax Parcel Number(s): P16672 / 330416-3-002-0118

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20184615

OCT 17 2018

Amount Paid \$13,177.⁰⁰

Skagit Co. Treasurer
By *adm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 3, 2018

James A Daut
James A Daut
Sheila R Daut
Sheila R Daut

State of washington
County of Skagit

I certify that I know or have satisfactory evidence that James A Daut and Sheila R. Daut
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: October 15, 2018

Kathryn A Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9.01.2022

Notary Public
State of Washington
Kathryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P16672 / 330416-3-002-0118

PARCEL "A":

Lot 1, Short Plat NO. 54-88, approved November 28, 1988 and recorded December 2, 1988 in Volume 8 of Short Plats, page 92, under Auditor's File No. 8812020005, records of Skagit County, Washington; being a portion of the North ½ of the Northwest ¼ of the Southwest ¼, Section 16, Township 33 North, Range 4 East W.M.

Situated in Skagit County, Washington.

PARCEL "B":

That portion of Lot 4 of Skagit County Short Plat No. 54-88, approved November 30, 1988 and recorded December 2, 1988 in Book 8 of Short Plats, page 92, under Skagit County Auditor's File No. 8812020005. Being a portion of the Northwest 1/4 of the Southwest 1/4 of Section 16, Township 33 North, Range 4 East, W.M., described as follows:

Commencing at the Southeast corner of Lot 1 of said Short Plat No. 54-88; thence North 88 degrees 12' 40" West 82.82 feet along the South line of said Lot 1 to the Southwest corner of said Lot 1, said point being the TRUE POINT OF BEGINNING; thence North 1 degree 56' 36" east 112.06 feet along the line of said Lot 1; thence North 88 degrees 12' 40" West 50.00 feet along the South line of said Lot 1; thence South 1 degree 56' 36" West 112.06 feet parallel with the East line of said Lot 1 to a point bearing North 88 degrees 12' 40" West from the point of beginning; thence South 88 degrees 12'40" East 50.00 feet to the TRUE POINT OF BEGINNING.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 153866, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

2. 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. 54-88:

Recording No: 8812020005

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

Recording Date: April 26, 1989
Recording No.: 8904260026

Said instrument is a re-recording of instrument recorded under Auditor's File No. 8904120053.

4. Service Contract including the terms, covenants and provisions thereof

Recording Date: July 16, 1999
Recording No.: 9907160127

5. Skagit County Maintenance Agreement including the terms, covenants and provisions thereof

Recording Date: September 14, 1999
Recording No.: 199909140050

6. Agreement and Release including the terms, covenants and provisions thereof

Recording Date: September 22, 1999
Recording No.: 199909220040

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