

When recorded return to:
Matthew S. Huard and Aimee M. Huard
406 Puget Avenue
Sedro Woolley, WA 98284

201810240044
10/24/2018 01:36 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036231

CHICAGO TITLE
(020036231)

STATUTORY WARRANTY DEED

THE GRANTOR(S) Les L. Moller, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Matthew S. Huard and Aimee M. Huard, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 12 and the North 4 feet of Lot 13, Block 18, REPLAT OF THE JUNCTION ADDITION TO SEDRO, according to the Plat thereof recorded in Volume 3 of Plats, Page 48, records of Skagit County, Washington.

Situated in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P76723 / 4166-018-012-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20184714
OCT 24 2018

Amount Paid \$4,277.⁰⁰
Skagit Co. Treasurer
By *mam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 15, 2018

Les L. Moller
Les L. Moller

Dorothy A. Moller
Dorothy A. Moller

State of Washington
Snohomish of Skagit

I certify that I know or have satisfactory evidence that
Les and Dorothy Moller
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 23, 2018 Justyne P. Riehl



Name: JUSTYNE P. RIEHL
Notary Public in and for the State of Washington
Residing at: Snohomish
My appointment expires: 12-9-21

EXHIBIT "A"
Exceptions

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

Granted to:	Lot 11
Purpose:	Driveway
Recording Date:	August 26, 1939
Recording No.:	316385
Affects:	North 1 foot

2. Certificate for City of Sedro Woolley Ordinance number 1221-95 and 1501-5 providing for a facilities improvement charge for new connections to the City sewer system including the terms, covenants and provisions thereof

Recording Date:	February 23, 1995 and April 4, 2005
Recording No.:	9502230028 and 200504040073

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

4. Assessments, if any, levied by Sedro Woolley.