

When recorded return to:
Kelie Evans and Dana Smith
39470 Cape Horn Road
Concrete, WA 98237

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number: 116803

201812050063
12/05/2018 03:41 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Statutory Warranty Deed

116803
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Peggy L. Bruce and Stephanie L. Bruce, each as their separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kelie Evans and Dana Smith, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 15, Township 35 North, Range 7 East, Ptn. NE SW

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): P42695, 350715-0-016-0015

Dated 12-5-18
Peggy L Bruce

Stephanie L Bruce

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20185317
DEC 05 2018

Amount Paid \$ 3,387.00
Skagit Co. Treasurer
By Nam Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Peggy L Bruce and Stephanie L Bruce, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 12/5/18



Mary Miller
Printed Name: Mary Miller
Notary Public in and for the State of Washington
Residing at Stanwood
My appointment expires: 1-19-2022

EXHIBIT A

Abbreviated Legal: Section 15, Township 35 North, Range 7 East, Ptn. NE SW

Legal Description:

The North 1/2, by area, of the following described tract, the South line of said North 1/2 being drawn parallel with the South line of the following described North 1/2 of the Northeast 1/4 of the Southwest 1/4.

The West 100 feet of the East 200 feet of that portion of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 35 North, Range 7 East, W.M., lying South of the County Road known as Cape Horn Road. Said North 1/2 is sometimes referred to as Tract "C".

Exhibit A**EXCEPTIONS:****A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: James E. Degenstien and Angeleah D. Degenstien, husband and wife
Dated: November 21, 1997
Recorded: December 4, 1997
Auditor's No. 9712040101
Purpose: Ingress, egress and utilities over and across
Area Affected: East 12 feet of said North ½ for the benefit of the South ½ of the above described tract. Said South ½ is sometimes referred to as Tract "D"

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

Recorded: April 9, 2001
Auditor's No.: 200104090041
Regarding: Low Flow Mitigation Summary

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.