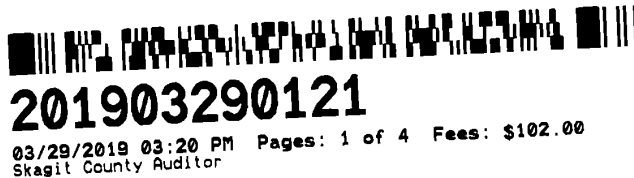


When recorded return to:
Catherine D. Ritchie and Stephen M. Phillips, ;
married couple
11767 E. Caledonia Street
La Conner, WA 98257



Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037545

CHICAGO TITLE

620037545

STATUTORY WARRANTY DEED

THE GRANTOR(S) Susan M. Martin, a married woman as her separate estate and Herbert S. Cram,
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 Catherine D. Ritchie and Stephen M. Phillips, a married couple

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.)

Unit(S): Tax/Map ID(s):

Tax Parcel Number(s): P20874 / 340236-0-016-0008,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019/1/44
MAR 29 2019

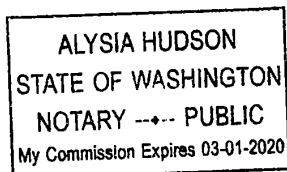
Amount Paid \$ 7,125.00
Skagit Co. Treasurer
By *ham* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 21, 2019

Susan M. Martin
Susan M. MartinHerbert S. Cram
Herbert S. CramState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Susan M. Martin and Herbert S. Cram
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: March 22, 2019

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03.01.2020

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P20874 / 340236-0-016-0008

That portion of Government Lot 4 and of the Southeast quarter of the Southeast quarter of Section 36, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the North line of Caledonia Street, as established in the Town of La Conner, with the East line of Block 30, Syndicate Addition to the Town of La Conner;
thence North 30°12'00" East along the East line of said Block a distance of 200 feet;
thence South and East at right angles to the East line of said Block 30 a distance of 162 feet;
thence South 30°12'00" West 200 feet, more or less, to the North line of Caledonia Street, if extended;
thence Northwesterly along the North line of Caledonia Street a distance of 162 feet, more or less, to the Point of Beginning.

Situate in the County of Skagit, State of 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: March 5, 1937
Recording No.: 287334
2. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. City, county or local improvement district assessments, if any.