

TICOR TITLE

90110125 70103966

When recorded return to:
Sheryl Lawson
18024 Fire Mountain Lane
Mount Vernon, WA 98274



201904080045

04/08/2019 11:21 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

CHICAGO TITLE

020037413

STATUTORY WARRANTY DEED

THE GRANTOR(S) Susan Spiller and Reginald Spiller, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Sheryl Lawson, an unmarried person

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): APN/Parcel ID(s): P120490

Tax Parcel Number(s): P120490,

Plat. Lots B-11, Block 39,
Plat of the Town of Montborne

Dated: March 19, 2019

Susan Spiller

Reginald Spiller

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 1230

APR 08 2019

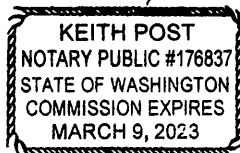
Amount Paid \$6,466.40

Skagit Co. Treasurer
By Deputy

State of WASHINGTON
County of ~~SKAGIT~~ King

I certify that I know or have satisfactory evidence that Susan Spiller and Reginald Spiller are the
persons who appeared before me, and said persons acknowledged that they signed this instrument
and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this
instrument.

Dated: 3-20-19



Name: Keith Post
Notary Public in and for the State of WA
Residing at: Renton
My appointment expires: 3-9-23

EXHIBIT "A"
Legal Description

That portion of Lots 8 through 11, inclusive, Block 39, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, and of vacated Walker Street and vacated alley described as follows:
Beginning at the most Easterly corner of said Lot 8;
thence North 43°01'17" West, 150 feet to the true point of beginning;
thence continuing North 43°01'17" West, 26.33 feet;
thence South 88°52'39" West, 164.91 feet;
thence South 43°01'17" East, 137.03 feet;
thence North 47°38'15" East, 122.75 feet to the point of beginning.
Situate in the County of Skagit, State of Washington.

EXHIBIT B**EXCEPTIONS**

Order No.: 70103966

1. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: May 18, 1982

Recording No.: 8205180001

2. Regulatory Notice including the terms, covenants and provisions thereof

Recording Date: June 28, 1996

Recording No.: 9606280202

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

Granted to: Skagit County Sewer Dist. No. 2

Purpose: Sewer mains

Recording Date: March 30, 1998

Recording No.: 9803300104

4. Lot Certifications including the terms, covenants and provisions thereof

Recording Date: June 17, 2003

Recording No.: 200306170113, 200306170114, 200306170115 and 200306170116

5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: July 7, 2003

Recording No.: 200307070027

Matters shown: Setbacks and encroachments

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

Granted to: Skagit County Sewer District No. 2

Purpose: Side Sewer

EXHIBIT B

EXCEPTIONS

(continued)

Recording Date: September 29, 1998

Recording No.: 9809290145

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

Granted to: Alex Von Cube and State of Washington etal.

Purpose: Ingress and egress

Recording Date: October 29, 2003

Recording No.: 200310290029

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