



201904300110

04/30/2019 12:18 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

When recorded return to:

Kaleb Stevens and Courtney Stevens
17505 Polson Road
Mount Vernon, WA 98273

Land Title and Escrow

01-171186-0

STATUTORY WARRANTY DEED

THE GRANTOR(S) Josh Bluhm and Jodi Bluhm, husband and wife

for and in consideration of \$10.00 and good and other valuable consideration
in hand paid, conveys, and warrants to Kaleb Stevens and Courtney Stevens, HUSBAND AND WIFE
the following described real estate, situated in the County of Skagit, State of Washington:

That portion of the Southwest ¼ of the Southeast ¼ of Section 12, Township 33 North, Range 3
East, W.M., described as follows:

Beginning at a point on the North line of County Road, 20 feet North of the South ¼ post of said
Section 12; thence East along said County Road 108 feet; thence North 246 feet;
thence West 108 feet; thence South 246 feet to point of beginning,
EXCEPT ditch right-of-way. Situate in the County of Skagit, State of Washington.

Abbreviated Legal: SUBJECT TO: SEE ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART
HERETO.

Tax Parcel Number(s): 330312-0-009-0005
P15765

20191572
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 30 2019

Amount Paid \$ 7,997.20
By Skagit Co. Treasurer
Deputy

LPB 10-05

Dated: April 22, 2019


Josh Bluhm
Jodi Bluhm

State of Washington

County of Snohomish

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

Dated: April 22, 2019



Notary Public in and for the State of Washington

My appointment expires: 4-9-21

EXHIBIT "A"**TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF:**

Between:	Skagit County
And:	Josh Bluhm and Jodi Bluhm
Recorded:	September 19, 2016
Auditor's File No.:	201609190167
Regarding:	

This parcel is located in a "Special Flood Hazard Area" as identified on the Flood Insurance Rate Map (FIRM) and as adopted by Skagit County. This parcel is subject to periodic flooding and may also be prone to other hazards caused by flooding. The Flood Disaster Protection Act of 1973 and the National Flood Insurance Reform Act of 1994 mandate the purchase of flood insurance as a condition of Federal or Federally related financial assistance for acquisition and/or construction of building in Special Flood Hazard Areas. Skagit County participates in the National Flood Insurance Program (NFIP) thereby making all properties eligible for flood insurance.

All new construction or substantial improvements to structures are subject to Skagit County Building Codes per SCC Title 15 and Skagit County Flood Damage Prevention Ordinance Title 14. Any building determined to be in violation of state or local floodplain management regulations or ordinances cannot be covered by flood insurance nor can an existing policy be renewed where violations occur. The Skagit County Planning and Permit Center maintains information related to state and local regulations, flood protection measures, flood hazard zones and in some cases potential flood depths.