

When recorded return to:  
Mario Brown and JoDee Brown  
22750 Gunderson Road  
Mount Vernon, WA 98273



**201906040034**

06/04/2019 11:21 AM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620038006

CHICAGO TITLE  
U20038006

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Gary Lawrence Hanson and Linda Sue Hanson, Trustees of the Gary L. Hanson and Linda S. Hanson Living Trust dated August 9, 2006

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Mario Brown and JoDee Brown, husband and wife

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.)

Lot(s): 3 SKAGIT COUNTY SHORT PLAT NO. SW 02-96; being ptn. NW NE 24-35-4

Tax Parcel Number(s): P112698 / 4169-002-014-0300

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019 2131  
JUN 04 2019

Amount Paid \$6,413.<sup>00</sup>  
Skagit Co. Treasurer  
By *nam* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 3, 2019

Gary Lawrence Hanson and Linda Sue Hanson, Trustees of the Gary L. Hanson and Linda S. Hanson Living Trust dated August 9, 2006

BY: *Gary L. Hanson*  
Gary L. Hanson  
Trustee

BY: *Linda S. Hanson*  
Linda S. Hanson  
Trustee

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Gary L. Hanson and Linda S. Hanson are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Trustee and Trustee, respectively, of Gary Lawrence Hanson and Linda Sue Hanson, Trustees of the Gary L. Hanson and Linda S. Hanson Living Trust dated August 9, 2006 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6/3/19

*Kelli Mayo*  
Name: *Kelli Mayo*  
Notary Public in and for the State of WA  
Residing at: *Sedro Woolley*  
My appointment expires: 6/19/21



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P112698 / 4169-002-014-0300**

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Parcel A:

Lot 3 of Sedro-Woolley Short Plat No. 2-96, approved September 8, 1997, Recorded September 30, 1997, in Book 13 of Short Plats, Page 45, under Auditor's File No. 9709300005, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Parcel B:

A non-exclusive easement for ingress, egress and utilities, over and across Tract "A" (Hyatt Street) as shown on the face of said short plat.

Situate in Skagit County, Washington

**EXHIBIT "B"**

## Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, 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, or source of income, 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 on **SHORT PLAT NO. SW-02-96:**  
  
Recording No: 9709300005
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Sedro-Woolley Sub-Flood Control Zone of Skagit County  
Purpose: Flood Control and drainage and to excavate, construct, maintain, and operate an open ditch for the conveyance of storm water over and across said 20 foot strip  
Recording Date: July 26, 1985  
Recording No.: 8507260003
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.