



201906280047

06/28/2019 11:30 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

When recorded return to:
Joseph Miles and Sarah Camiel
23682 Prairie Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2620
JUN 28 2019

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038011

Amount Paid \$7,659.⁰⁰
Skagit Co. Treasurer
By *M. Am* Deputy

CHICAGO TITLE
620038011

STATUTORY WARRANTY DEED

THE GRANTOR(S) Raymond M. Lepore and Sue L. Lepore, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Joseph Miles and Sarah Camiel, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

The East 900 feet of the North 175 feet of all of the following described property:

The East Half of the Northeast Quarter of the Northwest Quarter of Section 25, Township 36 North, Range 4 East of the Willamette Meridian and that portion of the Northwest Quarter of the Northeast Quarter of Section 25, Township 36 North, Range 4 East of the Willamette Meridian, lying within the following described premises:

Beginning at the Northwest corner of said Northwest Quarter of the Northeast Quarter; thence East 693 feet; thence at right angles South to the South line of said Northwest Quarter of the Northeast Quarter; thence West along said South line 693 feet to the Southwest corner of said Northwest Quarter of the Northeast Quarter; thence North along the West line of said Northwest Quarter of the Northeast Quarter to the point of beginning;

EXCEPT, however, from said East 900 feet, that portion thereof lying within that certain 40 foot strip conveyed to Skagit County for road purposes by deeds dated November 30, 1931, recorded April 14, 1932, under Auditor's File Nos. 250009 and 250010, records of Skagit County, Washington;

AND EXCEPT from the North 175 feet the county road along the North line thereof;

P104586 / P104496 (ma)

STATUTORY WARRANTY DEED
(continued)

Situating in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P104586 / 360425-1-005-0100, P104496 / 360425-1-004-0100

Subject to:

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

Dated: June 10, 2019

Raymond M. Lepore
Raymond M. LeporeSue L. Lepore
Sue L. LeporeState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Raymond M. Lepore and Sue L. Lepore
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: June 16 2019

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

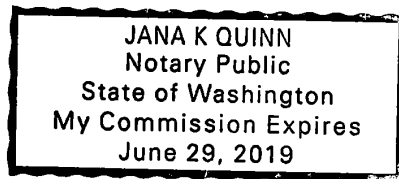


EXHIBIT "A"

Exceptions

1. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;
Recorded: May 24, 1995
Auditor's No(s): 9505240058, records of Skagit County, Washington
As Follows: The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot.

Said instrument is a re-recording of instrument (s);
Recorded: February 28, 1994
Auditor's File No(s): 9402280100, records of Skagit County, Washington
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Utilities
Recording Date: November 30, 2017
Recording No.: 201711300049
3. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. City, county or local improvement district assessments, if any.