

When recorded return to:
Amy M. Barone and Gary Barone
7725 15th Ave NE
Seattle, WA 98115

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-4027
Sep 17 2019
Amount Paid \$12447.20
Skagit County Treasurer
By Marilyn Martich Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039339

CHICAGO TITLE
620039339

STATUTORY WARRANTY DEED

THE GRANTOR(S) Timothy J. Lefebvre and Mary K. Lefebvre, 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 Amy M. Barone and Gary Barone, 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.)

Lt 25 Samish Shores

Tax Parcel Number(s): P68815/ 3991-000-025-0006, P47107

Subject to:

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

STATUTORY WARRANTY DEED (continued)

Dated: September 9, 2019

Timothy J. Lefebvre, by Anna Marie Lefebvre as attorney in fact.

Timothy J. Lefebvre, by Anna Marie Lefebvre
as attorney in fact

Mary K. Lefebvre, by Anna Marie Lefebvre as attorney in fact.

Mary K. Lefebvre, by Anna Marie Lefebvre,
as attorney in fact

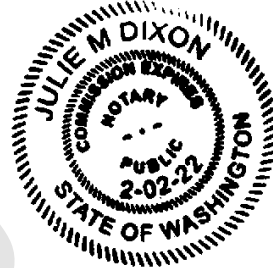
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Anna Marie Lefebvre is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Timothy J. Lefebvre acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/13/19

Julie M Dixon Name:
Julie M Dixon
Notary Public in and for the State of Washington
Residing at: Cameron Island
My appointment expires: 2/2/2022



State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Anna Marie Lefebvre is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Mary K. Lefebvre and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/13/19

Julie M Dixon
Name: Julie M Dixon
Notary Public in and for the State of Washington
Residing at: Cameron Island
My appointment expires: 2/2/2022



STATUTORY WARRANTY DEED
(continued)

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P68815/ 3991-000-025-0006 and P47107

PARCEL A:

LOT 25, SAMISH SHORES PLAT , AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 7 AND 7A, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF LOT B OF SKAGIT COUNTY SHORT PLAT NO. 94-004 APPROVED MAY 3, 1994 RECORDED MAY 3, 1994, IN VOLUME 11 PAGE 73 OF SHORT PLATS, UNDER AUDITOR'S FILE NO. 9405030022, BEING A PORTION OF GOVERNMENT LOT 3, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, LYING WEST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 25 SAMISH SHORES PLAT AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 7 AND 7A RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH TO THE NORTH LINE OF LOT A OF SKAGIT COUNTY SHORT PLAT NO. 94-004, APPROVED MAY 3, 1994, IN VOLUME 11, PAGE 73 OF SHORT PLATS, UNDER AUDITOR'S FILE NO. 9405030022, BEING A PORTION OF GOVERNMENT LOT 3, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN.

PARCEL B:



THE WEST 30 FEET OF THE SOUTH 624.98 FEET OF THE EAST 14.15 ~~FEET~~ ACRES OF GOVERNMENT LOT 3 IN SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THE SOUTH 20 FEET FOR ROAD;

AND EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN THE WEST 10 ACRES OF SAID GOVERNMENT LOT 3

BOTH SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Samish Shores Plat:

Recording No: 596231

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 20, 1978
Recording No.: 893486

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 31, 1998
Recording No.: 9812310011

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 28, 2018
Recording No.: 201812280035

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 94-004:
- Recording No: 9405030022
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.