

When recorded return to:
Timothy Lefebvre and Mary Lefebvre
5200 Filbert Lane
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-4079
Sep 20 2019
Amount Paid \$12732.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039673

CHICAGO TITLE
620039673

STATUTORY WARRANTY DEED

THE GRANTOR(S) Douglas S. Huttenstine and Suzanne Huttenstine, Trustees of the Douglas S. Huttenstine and Suzanne Huttenstine Trust dated June 27, 2017

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Timothy Lefebvre and Mary Lefebvre, 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. 1 SKAGIT COUNTY SP NO. PL01-0193

being ptn. Lot 13, Plat of Samish Island Estates

Tax Parcel Number(s): 4403-000-013-0018 (P81538)

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 13, 2019

Douglas S. Huttenstine and Suzanne Huttenstine, Trustees of the Douglas S. Huttenstine and Suzanne Huttenstine Trust dated June 27, 2017

BY: *Douglas S. Huttenstine*
Douglas S. Huttenstine
Trustee

BY: *Suzanne Huttenstine*
Suzanne Huttenstine
Trustee

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Douglas S. Huttenstine and Suzanne Huttenstine 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 Douglas S. Huttenstine and Suzanne Huttenstine, Trustees of the Douglas S. Huttenstine and Suzanne Huttenstine Trust dated June 27, 2017 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 18, 2019

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

JANA K QUINN
Notary Public
State of Washington
License Number 179517
My Commission Expires
June 29, 2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 4403-000-013-0018 (P81538)

LOT 1 OF SKAGIT COUNTY SHORT PLAT NO. PL01-0193, AS APPROVED AUGUST 14, 2001, AND RECORDED AUGUST 14, 2001, UNDER AUDITOR'S FILE NO. 200108140009, RECORDS OF SKAGIT COUNTY, WASHINGTON;

BEING A PORTION OF LOT 13, "PLAT OF SAMISH ISLAND ESTATES," AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGE 69, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 the Plat of Samaish Island Estates.

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 Survey:

Recording No: 9006040059

3. 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 Survey:

Recording No: 199908190149

4. 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 No. PL01-0198:

Recording No: 200108140009

5. Covenants, conditions, restrictions and easements 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

EXHIBIT "B"

Exceptions
(continued)

Recording Date: July 16, 1979
Recording No.: 7907160020

6. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Recording Date: February 7, 1944
Recording No.: 368951

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.