

When recorded return to:
Kyle Corbin
13586 Donnell Road
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-332
Jan 28 2020
Amount Paid \$8539.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500094815

CHICAGO TITLE
500094815

STATUTORY WARRANTY DEED

THE GRANTOR(S) Louie D Foster, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Kyle Corbin and Bree Corbin, 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): PTN Tract D SKAGIT COUNTY SHORT PLAT NO. 41-74

Tax Parcel Number(s): P19306 / 340112-3-005-0004

NW SW 12.34-1

Subject to:

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

(nd)

STATUTORY WARRANTY DEED
(continued)

Dated: January 14, 2020



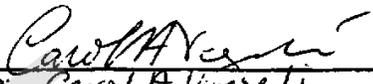
Louie D Foster

State of Wa
County of Skagit

I certify that I know or have satisfactory evidence that Louie D. Foster
(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: 1-25-2020

CAROLA VOEGELI
Notary Public
State of Washington
My Commission
176669
My Commission Expires
FEBRUARY 13, 2023



Name: Carol A Voegeli
Notary Public in and for the State of Wa
Residing at: Oak Harbor
My appointment expires: 2-13-2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P19306 / 340112-3-005-0004

Tract D of SKAGIT COUNTY SHORT PLAT NO. 41-74, approved August 20, 1974, and recorded August 20, 1974, under Auditor's File No. 805179, records of Skagit County, Washington, being a portion of the North Half of the Northwest Quarter of the Southwest Quarter of Section 12, Township 34 North, Range 1 East of the Willamette Meridian;

EXCEPT the West 260 feet thereof;

AND EXCEPT that portion lying within the Lutheran Cemetery.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 9, 1987
Auditor's No(s): 8703090045, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The South 10 feet of the East 310 feet of Tract D
2. 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 SKAGIT COUNTY SHORT PLAT NO. 41-74:

Recording No: 805179
3. Mutual easement for ingress and egress between Ray Witzel, et ux, and Bev L. Kirkpatrick, recorded December 20, 2001, under Auditor's File No. 200112200126, records of Skagit County, Washington.
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.