

AFTER RECORDING MAIL TO:

**Mr. and Mrs. Byron Powell
2310 Butler Creek Road
Sedro Woolley, WA 98284**

**Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-176056-OE**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-598
Feb 18 2020
Amount Paid \$5525.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Statutory Warranty Deed

THE GRANTORS PETER S. SCHWETZ and DONNA JEAN SCHWETZ, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **BRYON POWELL and REBECCA POWELL, a married couple** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

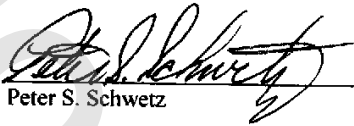
Lot 1, SP 126-79 AF #8308180003; Being A Ptn SW 1/4 NE 1/4, 17-36-4 E W.M.

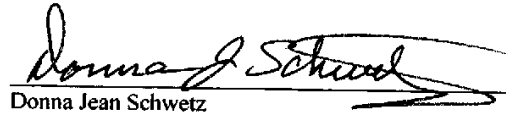
For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): **360417-1-008-0005, P49311**

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 01-176056-OE.

Dated February 11, 2020

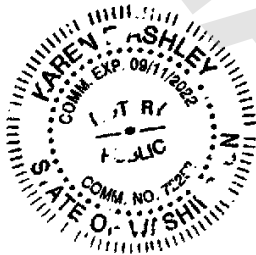

Peter S. Schwetz


Donna Jean Schwetz

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Peter S. Schwetz and Donna Jean Schwetz** is / are the person(s) who appeared before me, and said person(s) acknowledged that **he / she / they** signed this instrument and acknowledged it to be **his / her / their** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 13th 2020



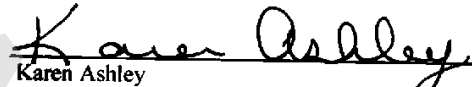

Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2022

EXHIBIT A

PARCEL "A":

Lot 1 of Skagit County Short Plat No. 126-79, approved August 16, 1983, recorded August 18, 1983, in Volume 6 of Short Plats, page 78, under Auditor's File No. 8308180003, records of Skagit County, Washington; being a portion of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 36 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities and the maintenance thereof over, under and across a portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 36 North, Range 4 East, W.M., described as follows:

The South 60 feet of the following described tract:

That portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of the CCC Road 60 feet South of its intersection with the North line of the said subdivision;
thence West parallel with and 60 feet South of the North line of said subdivision 210 feet;
thence parallel with the East line of the subdivision South 210 feet;
thence East parallel with the North line of said subdivision to the West line of the CCC Road;
thence Northerly along said West line to the point of beginning.

Situate in the County of Skagit, State of Washington.