

When recorded return to:
Jodi Norberg
8309 Union Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1433
Apr 23 2020
Amount Paid \$11565.00
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.: 620041711

CHICAGO TITLE
620041711

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shawn W. Welcome and Danielle L. Welcome, 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 Jodi Norberg, ^{an} unmarried woman

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. 1, Skagit County Short Plat No. 63-79

NW 14-35-4 (Ma)

Tax Parcel Number(s): P119139 / 350414-2-009-0400

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Subject to:

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

Dated: April 14, 2020



Shawn W. Welcome

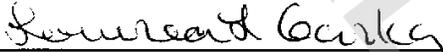


Danielle L. Welcome

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Shawn W. Welcome and Danielle L. Welcome are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 14, 2020



Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Orting, WA
My appointment expires: 10/27/2022

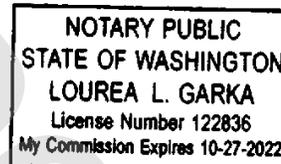


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P119139 / 350414-2-009-0400

That portion of Lot 1 of REVISED SKAGIT COUNTY SHORT PLAT NO. 63-79, as approved May 31, 1983, and recorded May 31, 1983, in Volume 6 of Short Plats, page 65, under Auditor's File No. 8305310019, records of Skagit County, Washington, described as follows:

Commencing at the Northwest corner of said Lot 1;
Thence South 89°51'05" East along the North line of said Lot 1, a distance of 311.63 feet to the point of beginning of this description;
Thence South 01°24'52" East, a distance of 380.00 feet;
Thence South 89°51'05" East, a distance of 513.32 feet;
Thence North 39°04'50" East, a distance of 295 feet, more or less, to the Burlington Northern and Santa Fe Railroad right-of-way;
Thence Northwesterly along said right-of-way to the North line of said Lot 1;
Thence North 89°51'05" West along said North line to the point of beginning of this description.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pope and Talbot, Inc.
Purpose: Road
Recording Date: October 11, 1943
Recording No.: 366206

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Ray and Winifred Houser
Purpose: Ingress, egress and utilities
Recording Date: March 30, 1987
Recording No.: 8703300005

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 Skagit County Short Plat No. 63-79:

Recording No: 7907130007

4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: January 6, 2003
Recording No.: 200301060268
Matters shown: easement

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

6. City, county or local improvement district assessments, if any.