

AFTER RECORDING MAIL TO:

Ian Bowker and Lauren Bowker  
7633 Medford Road  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-1978  
Jun 05 2020  
Amount Paid \$5685.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

Filed for Record at Request of:  
First American Title Insurance Company

*Space above this line for Recorders use only*

GNW 20-5542

**STATUTORY WARRANTY DEED**

File No: **4260-3464449 (SW)**

Date: **June 04, 2020**

Grantor(s): **Robert G. Pittis and Brianne R. Pittis**  
Grantee(s): **Ian Bowker and Lauren Bowker**  
Abbreviated Legal: **Ptn. Tracts 1 & 6, LIVERMORES HAMILTON ACREAGE**  
Additional Legal on page:  
Assessor's Tax Parcel No(s): **P67271**

**THE GRANTOR(S) Robert G. Pittis and Brianne R. Pittis, husband and wife** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Ian Bowker and Lauren Bowker, a married couple**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

**LEGAL DESCRIPTION:** Real property in the County of Skagit, State of Washington, described as follows:

**The West 151 feet of that portion of the South 630 feet of Tracts 1 and 6 of "LIVERMORES HAMILTON ACREAGE," as per plat recorded in Volume 3 of Plats, Page 87, records of Skagit County, lying East of the County Road running along the West line thereof;**

**Except that portion thereof lying Southerly of the center line of that certain 15 foot easement granted to Thomas Thurnau et ux.; by Instrument dated November 4; 1966, recorded December 27; 1966, as Auditor's File No. 692636; said center line being 237 feet South of and parallel with the North line of the above described main tract.**

**Also except that portion as described in Skagit County Superior Court Cause No. 82-2-00368—1; being described as follows:**

**Beginning at the Southwest corner of the above described tract; thence North 40 feet on the West line of the aforescribed tract; thence Southeasterly to a point on the East line of the aforescribed tract which is 30 feet North of the Southeast corner**

APN P67271

Statutory Warranty Deed  
- continued

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thereof; thence South 30 feet along the East line of the aforescribed tract to the Southeast corner thereof; thence West along the South line of the aforescribed tract to the point of beginning.

**TOGETHER WITH** that portion of the West 151 feet of that portion of the South 630 feet of Tracts 1 and 6 of "LIVERMORES HAMILTON ACREAGE," as per plat recorded in Volume 3 of Plats; Page 87, records of Skagit County; lying East of the County Road running along the West line thereof, described as follows:

**Beginning at the Northwest corner of the above described Parcel A; thence North along the East line of the County Road 30.3 feet to an existing fence post as it existed on July 12, 1977; thence Southeasterly along said existing fence line as it existed on July 12, 1977 to the Northeast corner of the aforescribed tract of land; thence West along the North line of the aforescribed tract of land to the point of beginning.**

**Situate in the County of Skagit, State of Washington.**

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

