

**When recorded return to:**  
Luke David Lepage and Rachel Marie Lepage  
7504 Fredrickson Road  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3603

Sep 10 2020

Amount Paid \$8895.00  
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.: 620043656

**CHICAGO TITLE**  
620043656

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kathy Mischke, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Luke David Lepage and Rachel Marie Lepage, 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.)

Lot(s): 2, Skagit County Short Plat No. 45-86 ; SW NE 12-35-4

Tax Parcel Number(s): P36262 / 350412-1-012-0203

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 3, 2020

Kathy Mischke  
Kathy Mischke

State of ~~WASHINGTON~~ Georgia  
County of ~~SKAGIT~~ Cobb

I certify that I know or have satisfactory evidence that Kathy Mischke is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Sept. 4, 2020

Judith S. Oakley  
Name: Judith S. Oakley  
Notary Public in and for the State of Georgia  
Residing at: 4835 Hampton Farms, Marietta, GA  
My appointment expires: April 20, 2021



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P36262 / 350412-1-012-0203**

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Parcel A:

Lot 2 of Skagit County Short Plat No. 45-86, approved January 29, 1987, recorded February 4, 1987 in Volume 7 of Short Plats, page 164, records of Skagit County, Washington, under Auditor's File No. 8702040007, being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 12, Township 35 North, Range 4 East, W.M.

Parcel B:

A non-exclusive easement for ingress, egress and utilities over and across the West 30 feet of the East 1/2 of the West 1/2 of the Northeast 1/4 of said Section 12,

EXCEPT road along the North line thereof,

AND EXCEPT that portion lying within the Southeast 1/4 of the Southwest 1/4 of the Northeast 1/4 thereof.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Reservations, including the terms, covenants and provisions thereof  
Recording Date: February 10, 1908  
Recording No.: Volume 72 of Deeds, page 536
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Power & Light Company  
Purpose: Underground Electric transmission and/or distribution line  
Recording Date: August 3, 1987  
Recording No.: 8708030051
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. 45-86:  
Recording No: 8702040007
4. Native Growth Protection Area, Critical Area Site Plan, including the terms, covenants and provisions thereof  
Recording Date: February 5, 1998  
Recording No.: 9802050008
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.