

When recorded return to:
Craig Blakeway and Lydia Blakeway
5946 Hoogdal Branch Road
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245431444

CHICAGO TITLE COMPANY

620044677 SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4334

Oct 20 2020

Amount Paid \$3029.00
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul Taylor, a married man

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Craig Blakeway and Lydia Blakeway, 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. 95-022 SE SW 35-36-4

Tax Parcel Number(s): P109874 / 360432-3-012-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 8, 2020

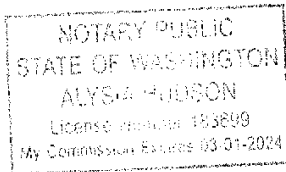
Paul Taylor
Paul Taylor

Janice K Taylor
Janice K. Taylor, spouse

State of Washington
County of SKagit

I certify that I know or have satisfactory evidence that Paul Taylor and Janice K. Taylor 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: 10.08.2020



Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arundelton
My appointment expires: 03.31.2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P109874 / 360435-3-012-0000

Lot 2 Skagit County Short Plat No. 95-022, according to the map thereof recorded under recording no. 9512070022, records of Skagit County, Washington, being a portion of the Southeast quarter of the Southwest quarter in Section 35, Township 36 North, Range 4 East of W.M. in Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

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 the face of the filed Short Plat 95-022:

Recording No. 9512070022

Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: March 16, 2016

Recording No.: 201603160043 being a re-recording of Recording No. 201602180073

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.