

When recorded return to:
Steven P. Hansen and Kerri A. Hansen
17848 Gem Lane
Mount Vernon, WA 98274



Skagit County Auditor \$75.00
5/4/2015 Page 1 of 4 11:30AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620023888

CHICAGO TITLE
620023888

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert S. Chaddock and Danelle L. Chaddock, 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 Steven P. Hansen and Kerri A. Hansen, husband and wife
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.)

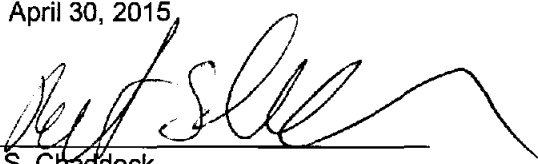
PTN GOV. LOT 8, 36-34-04


Tax Parcel Number(s): P29891 / 340436-0-025-0005

Subject to:


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

Dated: April 30, 2015


Robert S. Chaddock


Danelle L. Chaddock

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20151526
MAY 04 2015

Amount Paid \$7,659.⁰⁰
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Robert S. Chaddock and Danelle L. Craddock is the person(s) who appeared before me, and said person acknowledged that he/she/they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/1/2015

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: MANLYVILLE
My appointment expires: 10/1/2015

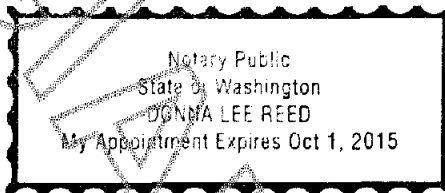


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P29891 / 340436-0-025-0005

PARCEL A:

The North 50 feet of the South 975 feet of that portion of Government Lot 8, lying West of the Northern Pacific Railroad right-of-way in Section 36, Township 34 North, Range 4 East, W.M., EXCEPT a strip of land 30 feet in width along the Easterly line of said property to be used for roadway purposes.

Situated in Skagit County, Washington.

PARCEL B:

That portion of the 100 foot wide railroad right-of-way known as the Northern Pacific Railroad, in the Southeast Quarter of Section 36, Township 34 North, Range 4 East, W.M., lying between the Easterly extensions of both the North and South lines of that certain tract conveyed to Bruce L. Shellhamer et ux, by deed recorded March 21, 1983, under Auditor's File No. 8303210002.

EXCEPT that portion thereof, if any, lying within the existing, as-built right-of-way of State Highway 9.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. 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.

2. Right granted to Day Lumber Company to overflow the shores of Big Lake under Order of the Department of Public Lands

Recording Date: April 7, 1924
Recording No.: 173578 - Volume 133 of Deeds, Page 12

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

Granted to: Skagit County Sewer District No. 2
Purpose: Sanitary sewer
Recording Date: January 26, 1979
Recording No.: 895497

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

Recording Date: March 30, 1993
Recording No.: 9303300058

5. Variance, including the terms, covenants and provisions thereof;

Recording Date: August 10, 1994
Recording No.: 9408100056

6. Skagit County Planning & Development Services Lot of Record Certification and the terms and conditions thereof:

Recording Date: April 4, 2011
Recording No.: 201104040117

7. Notice of Decision Before the Skagit County Planning Director and the terms and conditions thereof:

Recording Date: August 11, 2011
Recording No.: 201108110039