



201510010100

Skagit County Auditor

10/1/2015 Page

1 of

3 3:42PM

\$74.00

When recorded return to:  
Jon W. Prigg and Chom R. Prigg  
PO Box 27  
Marblemount, WA 98267

Recorded at the request of:  
Guardian Northwest Title  
File Number: 109720

### Statutory Warranty Deed

109720  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Patrick Lyons and Corrine Lyons, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jon W. Prigg and Chom R. Prigg, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 7, Township 35 North, Range 11 East; Ptn. Gov't Lot 11

For Full Legal See Attached Exhibit "A"

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 as described in Exhibit "B" attached hereto.

Tax Parcel Number(s): P45914, 351107-3-029-0006

Dated 10-1-15

Patrick Lyons  
Patrick Lyons

Corrine Lyons  
Corrine Lyons

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20154035  
OCT 01 2015

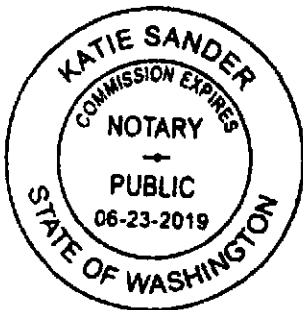
STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$1411.<sup>20</sup>  
Skagit Co. Treasurer  
By DLM Deputy

I certify that I know or have satisfactory evidence that Patrick Lyons and Corrine Lyons, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10-1-15

Katie Sander  
Printed Name: Katie Sander  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 1/07/2019 0-23-19



Order No:

## EXHIBIT A

Parcel "A":

All that portion of Section 7, Township 35 North, Range 11 East, W.M., described as follows:

Commencing at a point 400 feet North of the Southwest corner of Lot 11; thence East 150 feet; thence South 150 feet; thence West 150 feet; thence North 150 feet to the point of beginning.

Parcel "B":

The Westerly 15.00 feet of that portion of Government Lot 11, Section 7, Township 35 North Range 11 East, W.M., described as follows:

Beginning at the Southwest corner of said Government Lot 11; thence North 1 degree 10'40" East 250.00 feet; thence South 88 degrees 49'20" East 128.2 feet to the West line of that certain tract of land conveyed to Otto Peterson by Deed recorded under Auditor's File No. 434253; thence South 1 degree 10'40" West 250.00 feet; thence West along the South line of said Government Lot 11 to the point of beginning.

Exhibit B

**EXCEPTIONS:**

A. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 9903030120.

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:	Survey
Recorded:	February 19, 1999
Auditor's No.:	9902190028