



201608310115

When recorded return to:
Denise L Hartz-Childs and Donald T Childs
8040 Pipeline Road
Sedro Woolley, WA 98284

Skagit County Auditor \$75.00
8/31/2016 Page 1 of 3 1:43PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028372

CHICAGO TITLE
020028372 STATUTORY WARRANTY DEED

THE GRANTOR(S) James Houghton and Shylan Houghton, 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 Denise L Hartz-Childs and Donald T Childs, wife and
husband

the following described real estate, situated in the County of Skagit, State of Washington:

Lot A of TOWN OF LYMAN SHORT PLAT NO. LYMAN 2004-001, as approved March 12, 2004,
and recorded March 18, 2004, under Auditor's File No. 200403180035, records of Skagit County,
Washington; being a portion of the Northwest Quarter of the Northeast Quarter of Section 17,
Township 35 North, Range 6 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL B:

An easement for ingress, egress and utilities as delineated on the Town of Lyman Short Plat No.
LYMAN 2004-001, as approved March 12, 2004, and recorded March 18, 2004, under Auditor's
File No. 200403180035, records of Skagit County, Washington; being a portion of the Northwest
Quarter of the Northeast Quarter of Section 17, Township 35 North, Range 6 East of the
Willamette Meridian.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P101165 / 350617-0-188-0600,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 3871
AUG 31 2016

Amount Paid \$ 5612.⁰⁰
Skagit Co. Treasurer
By: *man* Deputy

STATUTORY WARRANTY DEED
(continued)

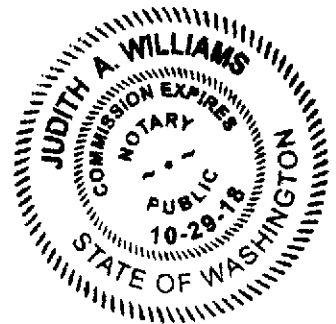
Dated: August 30, 2016

[Signature]
James Houghton
[Signature]
Shylan Houghton

State of WASHINGTON
COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that
JAMES HOUGHTON + SHYLAN HOUGHTON
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: AUG. 30, 2016



[Signature]
Name: JUDITH A. WILLIAMS
Notary Public in and for the State of WA
Residing at: STANWOOD
My appointment expires: 10/29/18

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 12, 1974
Auditor's No(s): 394899, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Strip of land the exact width of which is undisclosed on record, the center of which is 1 foot West of the East fence line of subject property as said fence existed on August 9, 1946

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 22, 1948
Auditor's No(s): 420841, records of Skagit County, Washington
In favor of: Town of Lyman
For: Water pipeline
Affects: Exact width and location not disclosed on record, being described as close to C.C.C. Road

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 13, 1948
Auditor's No(s): 422693, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A 10 foot wide strip across former Puget Sound and Baker River Railroad right-of-way

4. 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 TOWN OF LYMAN SHORT PLAT NO. LYMAN 2004-001.

Recording No: 200403180035

5. Terms, conditions, and restrictions of that instrument entitled Mitigation Plat Public Water Wellhead Protection Area;
Recorded: September 21, 2004
Auditor's No(s): 200409210154, records of Skagit County, Washington

6. Assessments, if any, levied by City of Lyman.

7. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.