

When recorded return to:
Jeffrey Hughes and Janis Hughes
19197 Dry Slough Rd
Mount Vernon, WA 98273



201809100115

09/10/2018 01:35 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020035695

Escrow No.: 620035695

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffery J. Kainz and Teresa E. Kainz, 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 Jeffrey Hughes and Janis Hughes, Husband and Wife and Corey Hughes, a single man

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 6, 36-34-03

Tax Parcel Number(s): P23235/ 340336-0-028-0011, P127507/ 340336-0-012-0300

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20184007

SEP 10 2018

Amount Paid \$ 7,570.00

Skagit Co. Treasurer

By *M. Am* Deputy

STATUTORY WARRANTY DEED
(continued)

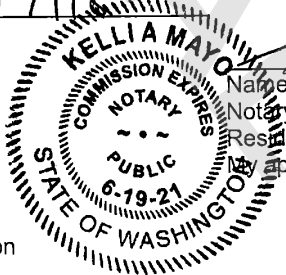
Dated: September ~~8~~⁷, 2018

[Signature]
Jeffery J. Kainz
[Signature]
Teresa E. Kainz

State of Washington
County of Skagit

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

Dated: 9/7/18



[Signature]
Name: Kellia A Mayo
Notary Public in and for the State of WA
Residing at: Sedro Woolley
My appointment expires: 6/19/21

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Teresa E. Kainz is the person(s) who appeared before me, and said person(s) acknowledged that she signed this of instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-7-18
Notary Public
State of Washington
ANDREA J MARTIN
My Appointment Expires Oct 10, 2019

[Signature]
Name: Andrea J Martin
Notary Public in and for the State of Washington
Residing at: Burlington
My appointment expires: 10-10-19

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P23235/ 340336-0-028-0011 and P127507/ 340336-0-012-0300

That portion of Government Lot 6, Section 36, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of the East 2.5 acres of said Lot 6;
Thence North 3°51' East along an existing fence line and along the West boundary line of the East 2.5 acres of said Lot 6, a distance of 147.81 feet;
Thence North 88°05' West along an existing fence line a distance of 159.25 feet;
Thence North 0°57' West along an existing fence line a distance of 162.41 feet to the South line of said Lot 6;
Thence North 86°24' East along an existing fence line and along the South line of said Lot 6, a distance of 152.22 feet to the true point of beginning;

TOGETHER WITH that portion of Government Lot 6, Section 36, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of that parcel conveyed by deed recorded on January 4, 2002, under Auditor's File No. 200201040051, records of Skagit County, Washington;
Thence North 0°57' East along the West line of said parcel for a distance of 162.41 to the Northwest corner thereof;
Thence West parallel with the South line of said Government Lot for a distance of 114 feet;
Thence South 0°57' West for a distance of 162.41 feet, more or less to the South line of said Government Lot;
Thence East along said South line for a distance of 114 feet, more or less, to the point of beginning;

EXCEPT therefrom any portion within the County road right of way.

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Exceptions and reservations contained in deed from the State of Washington whereby the grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc. and the right of entry for opening, developing and working mines, etc. provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry, also referenced in Statutory Warranty Deed recorded May 23, 2008, under Auditor's File No. 200805230160, records of Skagit County, Washington.

2. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;
Recorded: May 9, 2008
Auditor's No(s): 200805090147, records of Skagit County, Washington
Executed By: Nolan Lee et al
As Follows: The herein described property will be combined or aggregated with contiguous property owned by the grantee. This boundary line adjustment is not for the purpose of creating an additional building lot.

Said instrument is a re-recording of instrument (s);
Recorded: May 7, 2008
Auditor's File No(s):200805070007, records of Skagit County, Washington

3. Any matters arising out of questions as to the exact location of the East and West boundaries of said premises due to legal description by area instead of metes and bounds.

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