


WHEN RECORDED RETURN TO:

Justin A Sebens and Haley W Sebens
14332 Roadrunner Lane
Burlington, WA 98233


201809140102
09/14/2018 03:28 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Land Title and Escrow

Title No. 01-167695-S ✓

Escrow Number: 01348-40521

Filed for Record at Request of: *Premier Title of Island County*

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Mark I Knutzen and Patricia A Knutzen, husband and wife** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Justin A Sebens and Haley W Sebens, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to: Easements, Reservations, Covenants, Conditions, Restrictions, and Agreements of Record.

Abbreviated Legal: Ptn Lots 15 & 16, Bay Meadows

Tax Parcel Number(s): 4876-000-016-0000 and P123858

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20184098
SEP 14 2018

Amount Paid \$11,219.⁰⁰
Skagit Co. Treasurer
By *mlm* Deputy

Dated: September 13th, 2018

Mark I Knutzen
Mark I Knutzen

Patricia A Knutzen
Patricia A Knutzen

State of Washington

ss.

County of Skagit

I certify that I know or have satisfactory evidence that Mark I Knutzen and Patricia A Knutzen are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 13th day of September, 2018

Shelley L Nevitt

Signature
Notary name printed or typed: Shelley L Nevitt
Notary Public in and for the State of Washington
Residing at Bow
My appointment expires: June 19, 2019



EXHIBIT "A"
LEGAL DESCRIPTION

DESCRIPTION:

Lot 16, "BAY MEADOWS," as per plat recorded on November 28, 2005, under Auditor's File No. 200511280180, records of Skagit County, Washington.

TOGETHER WITH that portion of Lot 15, "BAY MEADOWS," as per plat recorded on November 28, 2005, under Auditor's File No. 200511280180, records of Skagit County, Washington, lying East of Line X and North of Line Y, described as follows:

Line X

Beginning at the Northwest corner of said Lot 16 of said Plat;
thence South 00°02'41" West along the West line of said Lot 16 for a distance of 185.00 feet to an angle point;
thence continue South 00°02'41" West for a distance of approximately 136 feet to its point of intersection with the Westerly projection of the South boundary of said Lot 16 and the terminus of this line.

Line Y

Beginning at the Southeast corner of Lot 16 of said Plat;
thence North 89°57'19" West along the South line of said Lot 16 for a distance of 122.85 feet to an angle point;
thence continue North 89°57'19" West to the point of intersection with the above-described Line X said point also being the terminus of this line.

EXCEPT that portion of Lot 16, "BAY MEADOWS," as per plat recorded on November 28, 2005, under Auditor's File No. 200511280180, records of Skagit County, Washington, lying West of Line X described as follows:

Line X

Beginning at the Northwest corner of said Lot 16;
thence South 0°02'41" West along the West line of said Lot for a distance of 185.00 feet to an angle point;
thence continue South 0°02'41" West for a distance of approximately 136 feet to its point of intersection with the Westerly projection of the South boundary of said Lot 16 and the terminus of this line.

Situate in the County of Skagit, State of Washington.