

When recorded return to:  
Christopher M. Severe and Aireann R. Severe  
22784 Rallye Lane  
Sedro Woolley, WA 98284



**201908130083**

08/13/2019 01:54 PM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620038936

**CHICAGO TITLE**  
**620038936**  
**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Alice Sitton, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Christopher M. Severe and Aireann R. Severe, a married couple

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.)

Lot(s): 3 SKAGIT COUNTY SHORT PLAT NO. 96-0028

Tax Parcel Number(s): P115989 / 350414-4-029-0200

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

201908130083  
AUG 13 2019

Amount Paid \$ 94.51  
By Skagit Co. Treasurer  
Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 7, 2019

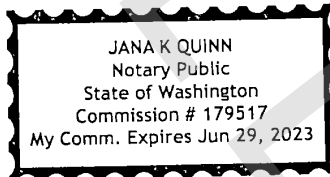
*Alice Sitton*  
Alice Sitton

State of WASHINGTON  
County of SKAGIT

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

Dated: August 07, 2019

*Jana K Quinn*  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arington  
My appointment expires: 06/29/2023



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P115989 / 350414-4-029-0200**

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**PARCEL A:**

Lot 3 of SKAGIT COUNTY SHORT PLAT NO. 96-0028, as approved November 1, 1999 and recorded November 5, 1999 under Auditor's File No. 199911050074, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Southeast Quarter of Section 14, Township 35 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

**PARCEL B:**

An easement for ingress, egress and utilities, as shown on the face of Skagit County Short Plat No. 96-0028, as approved November 1, 1999 and recorded November 5, 1999 under Auditor's File No. 199911050074, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Southeast Quarter of Section 14, Township 35 North, Range 4 East of the Willamette Meridian, and as declared in that instrument recorded November 5, 1999 under Auditor's File No. 199911050075, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SKAGIT COUNTY SHORT PLAT NO. 96-0028:  
  
Recording No: 199911050074
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 5, 1999  
Auditor's No(s): 199911050075, records of Skagit County, Washington  
In favor of: Future owners of lots in said short plat  
For: Ingress, egress and utilities  
Affects: 50 foot wide strip in said short plat
3. Easement, including the terms and conditions thereof, by instrument;  
Recorded: February 7, 2000  
Auditor's No.: 200002070004, records of Skagit County, Washington  
In favor of: Skagit P.U.D.  
For: Pipeline right-of-way  
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
4. Agreement, including the terms and conditions thereof; entered into;  
By and between: Robert D. Guffie and Angela M. Guffie, husband and wife; Jason L. Johnson and Stephanie L. Johnson, husband and wife; and David J. Reed  
Recorded: May 24, 2004  
Auditor's No.: 200405240139, records of Skagit County, Washington  
Providing: Road maintenance agreement including assessments
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by Rallye Lane Association.