

When recorded return to:

Mr. and Mrs. JAMES E. WARRICK  
3722 SWAN CT.  
Mount Vernon, WA 98273



201107260071  
Skagit County Auditor

7/26/2011 Page 1 of 3 3:51PM

Filed for Record at Request of  
Jonathan Smith dba Advantage Escrow Service  
Escrow Number: 11-0045-CC

CHICAGO TITLE  
620013053

### Statutory Warranty Deed

THE GRANTORS BLANCA R. CORONA and JOSE A. CORONA, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JAMES E. WARRICK and RENEE S. WARRICK, husband and wife the following described real estate, situated in the County of King, State of Washington  
Skagit

Abbreviated Legal:

\*Short Plat No. 99-0003, recorded November 1, 1999 under Skagit County

Tax Parcel Number(s): p115900 and p117944

LOT 2, SKAGIT COUNTY SHORT PLAT NO. 99-0003, RECORDED NOVEMBER 1, 1999 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 199911010122, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

TOGETHER WITH A 1/4<sup>TH</sup> INTEREST IN TRACT A OF SKAGIT COUNTY AUDITOR'S FILE NO. 199911010122, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. SAID TRACT A ALSO APPEARS ON SAID SHORT PLAT AS SWAN COURT (PRIVATE).

ALSO TOGETHER WITH A 60 FOOT EASEMENT FOR INGRESS, EGRESS, AND UTILITIES DELINEATED AS "SWAN COURT (PRIVATE ROAD)" ON THE FACE OF SAID PLAT.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

Dated July 20, 2011

BLANCA R. CORONA

JOSE A. CORONA

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
#2239  
JUL 26 2011

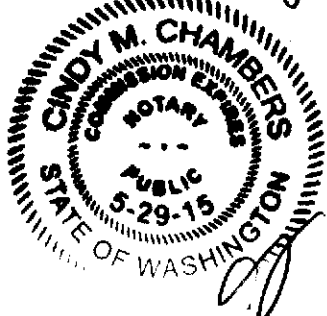
STATE OF WASHINGTON }  
COUNTY OF KING } SS:

Amount Paid \$ 6929.  
Skagit Co. Treasurer  
By MEM Deputy

I certify that I know or have satisfactory evidence that BLANCA R. CORONA and JOSE A. CORONA

are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 25 July 11



CINDY CHAMBERS  
Notary Public in and for the State of WA  
Residing at SEATTLE  
My appointment expires: 05.29.15

**EXHIBIT "A"**

**SPECIAL EXCEPTIONS**

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Dated: September 10, 1993  
Recorded: September 21, 1993  
Auditor's No(s): 9309210100, records of Skagit County, Washington  
Executed By: Helen J. Haberly

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. 92-035:

Recording No: 9308300102

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. 99-0003:

Recording No: 9911010122

Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: November 9, 1993  
Auditor's No(s): 9311090112, records of Skagit County, Washington  
In favor of: David C. Huynh and Lacey K. Huynh, husband and wife  
For: Ingress, egress and utilities  
Affects: Private Road

Agreement, including the terms and conditions thereof, entered into;  
By: J. Colleen Gunbrud  
And Between: Skagit County  
Recorded: November 10, 1994  
Auditor's No.: 9411100111, records of Skagit County, Washington  
Providing: Alternative Sewage System Installation

Subject to an easement for ingress, egress and utilities as granted by Stipulated Judgment No. 96-2-01008-4, filed December 8, 1998, and the terms and conditions therein.

Terms and conditions of Stipulated Judgment of the Superior Court of Washington or Skagit County under Cause No. 96-2-01008-4, filed December 8, 1998.

Easement and Agreement, including the terms and conditions thereof, declared by instrument(s);  
Recorded: November 1, 1999  
Auditor's No(s): 199911010123, records of Skagit County, Washington  
In favor of: Lot Owners  
For: Roadway  
Affects: Swan Court

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: April 24, 2001  
Auditor's No(s): 200104240142, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: South 30 feet of West 15 feet of said premises



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Escrow No.: 11-0045-CC

**EXHIBIT "A"**

Terms and Conditions of an instrument titled "Accessory Dwelling Unit";  
Recorded: August 2, 2002  
Auditor's File No.: 200208020140, records of Skagit County, Washington

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



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