

When recorded return to:
Teresa Hanford and Larry D. Richards
410 E. Moore Street
Sedro Woolley, WA 98284



201112070025
Skagit County Auditor

12/7/2011 Page 1 of 2 10:38AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620014439

CHICAGO TITLE
620014439

STATUTORY WARRANTY DEED

THE GRANTOR(S) Aaron J. Visbeek and Sarah L. Visbeek, 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 Larry D. Richards and Teresa Hanford, husband and wife

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

The East 60 feet of Lots 4, 5 and 6, Block 28, REPLAT OF THE JUNCTION ADDITION TO
SEDRO, according to the plat thereof, recorded in Volume 3 of Plats, page 48, records of Skagit
County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P76810, 4166-028-006-0106

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Chicago Title Insurance Company Order 620014439, which is
attached hereto and made a part hereof.

Dated: December 5, 2011

Aaron J. Visbeek

Sarah L. Visbeek

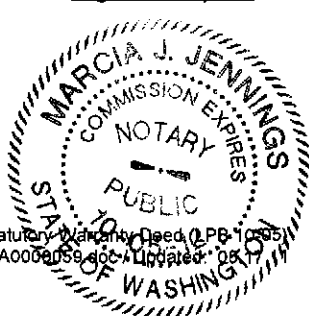
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Aaron J. Visbeek and Sarah L. Visbeek
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: December 7, 2011



Statutory Warranty Deed (LP-1005)
WA000059.doc - Updated: 05-17-11

Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2012

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20113708
DEC 07 2011

Amount Paid \$1917.⁰⁸
By mm Skagit Co. Treasurer
Deputy

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. With respect to Paragraph F of the General Exceptions, Certificate of City of Sedro-Woolley Ordinance Number 1221-95 and 1501-5, providing for a facilities improvement charge for new connections to the city sewer system:

Recording Date: February 23, 1995 and April 4, 2005

Recording No.: 9502230028 and 200504040073

2. Liability to future assessments, if any, levied by City of Sedro Woolley.

3. 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, second half delinquent if unpaid on November 1 of the tax year.



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