

When recorded return to:
Bruce A. Samuelson
20861 Lake Sixteen Road
Mount Vernon WA 98274



201302110120
Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

CHICAGO TITLE
620017577

Escrow No.: 620017577

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bradley Sutton and Barbara Sutton, 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 Bruce A. Samuelson, a married man, as his separate estate
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 16, IDLEWOOD, according to the plat thereof recorded in Volume 8 of Plats, page 25, records
of Skagit County, Washington.
Situated in Skagit County, Washington.

TOGETHER WITH a 1979 Hillcrest 79 64 X 14 Mobile Home, licence no. \$67989, Vin
#02950910M, title no. 9708231108, attached and made a part hereof.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P66189 / 3930-000-016-0019

Subject to:

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

Dated: February 5, 2013

Bradley Sutton

Barbara Sutton

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013 431

FEB 11 2013

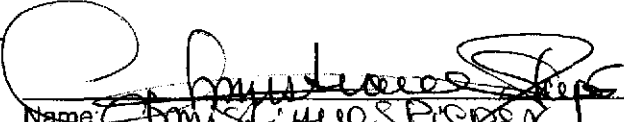
Amount Paid \$ 3565.00
Skagit Co. Treasurer
By *kk* Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington
Belleme of King

I certify that I know or have satisfactory evidence that
Bradley Sutton Barbara Sutton
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: 2-5-2013


Name: Christiane S Pieper
Notary Public in and for the State of Washington
Residing at: Belleme WA
My appointment expires: 03-02-2015

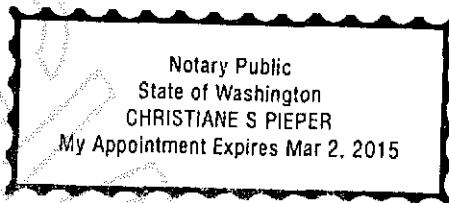


EXHIBIT "A"

Exceptions

1. 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;
Recorded: December 14, 1961
Auditor's No(s): 615682, records of Skagit County, Washington
Executed By: Reuben C. Youngquist, Trustee
2. Exceptions and reservations contained in Deed 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;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: August 10, 1918
Auditor's No.: 126981, records of Skagit County, Washington
Executed By: English Lumber Company, a Washington corporation
Affects: All Parcels
As Follows:

All coal, minerals, mineral ores and valuable deposits of oil and gas in said lands now or hereafter discovered, with the right to prospect for, extract and remove the same; provided however, that the grantor, its successors or assigns, shall pay to the Grantees, their heirs or assigns, any damage caused to the surface of said lands by the extraction or removal of any such coal, minerals, mineral ores, oil, or gas and by the operation of prospecting for mining the same
3. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
4. Any rights, interests or claims which may exist or arise by reason of the following matters disclosed by an inspection or survey:

Fence along the east line of the real estate under search encroaches as much as 7.2 feet onto the easterly adjoiner.
Fence along the west line of the real estate under search encroaches as much as 1.5 feet onto the westerly adjoiner.
5. The manufactured housing unit will be expressly excepted from the legal description and not insured by the policy unless the Certificate of Title is eliminated and the manufactured housing unit is converted to real property as required by RCW 65.20.
6. City, county or local improvement district assessments, if any.

