



201305020123

Skagit County Auditor

\$73.00

5/2/2013 Page

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2 3:05PM

When recorded return to:

Mr. and Mrs. Ronald W. Stroud
3625 Tundra Court
Mount Vernon WA 98273

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-03703-13

Grantor: Ryan C. Cambra and Jennifer A. Cambra
Grantee: Ronald W. Stroud and Rozella M. Stroud

Tax Parcel Number(s): 4872-000-039-0000/P123501

Abbreviated Legal:

CHICAGO TITLE
620018621

Statutory Warranty Deed

THE GRANTORS Ryan C. Cambra and Jennifer A. Cambra, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ronald W. Stroud and Rozella M. Stroud, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lt 39, Trumpeter Meadows

Lot 39, Plat of Trumpeter Meadows, according to the plat thereof, recorded on October 12, 2005, under Auditor's File No. 200510120048, records of Skagit County, Washington. Situate in Skagit County, Washington.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED

Dated 4/29/13

RCC
Ryan C. Cambra

Jennifer A. Cambra
Jennifer A. Cambra

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131596

MAY 02 2013

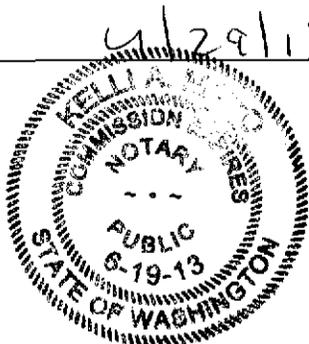
Amount Paid \$ 4,275.22
Skagit Co. Treasurer
By mlm Deputy

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Ryan C. Cambra & Jennifer A. Cambra

is/are the person(s) who appeared before me, and said person(s) acknowledged that
he / she / (they) signed this instrument and acknowledge it to be his / her / (their)
free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/29/13



Kelli A. Mayo
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 6/19/2013

EXHIBIT "A"

SPECIAL EXCEPTIONS

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: June 8, 1906
Auditor's No.: 57557, records of Skagit County, Washington
Executed By: State of Washington

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: June 22, 1979
Auditor's No(s): 7906220042, records of Skagit County, Washington
In favor of: Public Utility District No. 1
For: Water pipelines

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
Auditor's No.: 64282, records of Skagit County, Washington
Executed By: State of Washington

Standard Participation contract (Regarding Sewers), including the terms and provisions thereof:

Recording Date: July 19, 1979
Recording No.: 7907190021

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 PLAT OF TRUMPETER MEADOWS

Recording No: 200510120048

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: February 22, 2006
Auditor's No(s): 200602220046, records of Skagit County, Washington
Executed by: Landmark Building and Development

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: February 22, 2006
Auditor's No(s): 200602220046, records of Skagit County, Washington
Imposed By: Landmark Building and Development



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