

When recorded return to:
Brian Lennstrom and Rebecca A. Echert
7380 Sunrise Estate Drive
Anacortes WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A107413

Skagit County Auditor
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\$73.00

Statutory Warranty Deed

THE GRANTOR Charlotte T. Morgan, Trustee of the Lynn E. Morgan and Charlotte T. Morgan Trust dated June 2, 2010 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Brian Lennstrom and Rebecca A. Echert, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 7, "PLAT OF SUNRISE ESTATES DIVISION II"

Tax Parcel Number(s): P108545, 4669-000-007-0000

Lot 7, "PLAT OF SUNRISE ESTATES DIVISION II", according to the plat recorded in Volume 16 of Plats, pages 92 and 93, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 5/21/2014

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20142102
JUN 16 2014

Lynn E. Morgan and Charlotte T. Morgan Trust

Charlotte T. Morgan
By: Charlotte T. Morgan, Trustee

Amount Paid \$7819.20
Skagit Co. Treasurer
By: TRB Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Charlotte T. Morgan is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Trustee of the Lynn E. Morgan and Charlotte T. Morgan Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 5-23-14

Vicki L. Hoffman
Vicki L. Hoffman

Notary Public in and for the State of Washington

Residing at Anacortes, Washington

My appointment expires: 10/08/2017

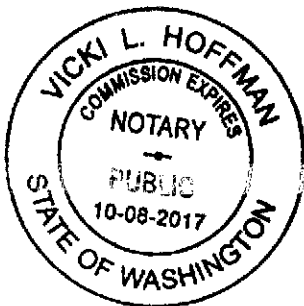


EXHIBIT A

EXCEPTIONS:

A. WAIVER AND COVENANT NOT TO SUE, AND THE TERMS AND CONDITIONS THEREOF:

From: Marvin Portis
Recorded: February 12, 1988
Auditor's No.: 8802120032
Regarding: Building on an area of high water table. steep slope or unstable soil

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: October 19, 1988
Recorded: October 27, 1988
Auditor's No.: 8810270098
Executed By: Kenny L. Portis and Katherine T. Portis and Jeannette M. Portis and Marvin D. Portis

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: November 9, 1989
Recorded: November 14, 1989
Auditor's No.: 8911140111
Executed By: Kenny L. Portis and Katherine T. Portis, Jeanette M. Portis and Marvin D. Portis

Said covenants replace original covenants which were recorded under Auditor's File Number 8908210015.

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Sunrise Estates Division No. II
Recorded: April 2, 1996
Auditor's No.: 9604020065

E. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: April 5, 1996
Recorded: April 5, 1996
Auditor's No.: 9604050039
Executed By: Marvin D. Portis; Kenny L. Portis and Jeanette M. Portis

F. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: April 24, 2008
Auditor's No.: 200804240072



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