



201409290119

Skagit County Auditor \$74.00
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When recorded return to:
Shaun Kisser
2427 N. 24th Place
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1616 Cornwall Avenue, Suite 115
Bellingham, WA 98225

Escrow No.: 245368234

CHICAGO TITLE
620022247

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel J. Segars and Kelli L. Segars, who acquired title as Kelli L. Christofferson, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Shaun Kisser and Brooke C. Kisser, husband and wife

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

Lot 9, Ruddell Addition, according to the Plat thereof recorded in Volume 16 of Plats, Pages 51 and 52, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P107412, 4654-000-009-0008

Subject to:

See Exhibit "A" attached hereto and by this referenced made a part hereof.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20143617
SEP 29 2014

Amount Paid \$4010
Skagit Co. Treasurer
By Mb Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 26^{26 KLS} 17, 2014

[Signature] 9-26-14
Daniel J. Segars

[Signature] 9/26/14
Kelli L. Segars

State of Washington

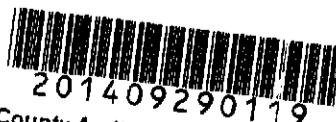
County of Skagit

I certify that I know or have satisfactory evidence that Daniel J. Segars and Kelli L. Segars are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/26/14



[Signature]
Name: Kelli A. Mayo
Notary Public in and for the State of Washington
Residing at: Sedro Woolley, WA
My appointment expires: 6/19/17



**Statutory Warranty Deed
(continued)
EXHIBIT "A"**

Escrow No.: 245368234
Title No.: 620022247

Reservation contained in deed from the State of Washington recorded under Auditor's File No. 185839 reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above

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

Recorded: December 22, 1994

Auditor's No(s): 641228061, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary

appurtenances

Affects:

Easement No. 1: All streets and road right of ways as now or hereafter designed, platted, and/or constructed within the above roads are dedicated to the public, this clause shall become null and void.

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way.

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 **BUDDELL ADDITION:**

Recording No: 9506090027

Exhibit Blank Page - Escrow
SSCORPD1854.doc / Updated: 07.19.12

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