



201410310075

Skagit County Auditor
10/31/2014 Page

1 of

\$75.00

4 11:47AM

When recorded return to:
Matthew A. Gepner
908 Vera Court
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620022340

CHICAGO TITLE
620022340

STATUTORY WARRANTY DEED

THE GRANTOR(S) Krieger Real Estate Inc, a Washington corporation
and LaVerne Krieger, an unmarried woman
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Matthew A. Gepner, a single man

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

Lot 33, "PLAT OF BRITTWOOD," according to the plat thereof, recorded in Volume 15 of Plats,
Pages 31 and 32, records of Skagit County, Washington

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P100865 / 4578-000-033-0002

Subject to:

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

Dated: October 30, 2014

Krieger Real Estate Inc., a Washington corporation

BY: William Krieger
William Krieger
President

BY: Jannette Krieger
Jannette Krieger
Vice President

LaVerne Krieger
LaVerne Krieger

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014 4119
OCT 31 2014

Amount Paid \$ 3351.40
Skagit Co. Treasurer
By Mam Deputy

STATUTORY WARRANTY DEED
(continued)

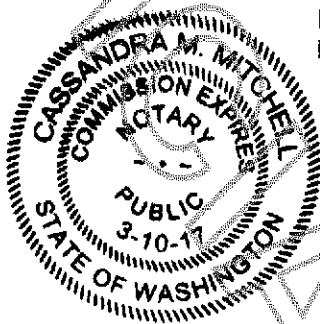
State of WA
County of Skagit

I certify that I know or have satisfactory evidence that William Krieger

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the President of Krieger Real Estate, Inc., a Washington corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10-31-14

Cassandra M. Mitchell
Name: Cassandra M. Mitchell
Notary Public in and for the State of WA
Residing at: MT Vernon, WA
My appointment expires: 3-10-17



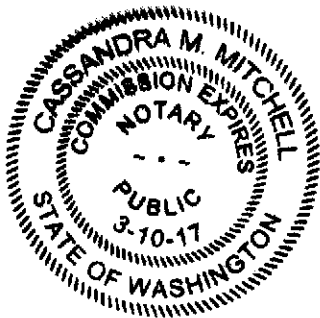
State of WA
County of Skagit

I certify that I know or have satisfactory evidence that Jannette Krieger

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Vice President of Krieger Real Estate, Inc., a Washington corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10-31-14

Cassandra M. Mitchell
Name: Cassandra M. Mitchell
Notary Public in and for the State of WA
Residing at: MT Vernon, WA
My appointment expires: 3-10-17



201410310075

JURAT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty Deed

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that

Lavene Krieger
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: 10-31-14

Cassandra M. Mitchell
Name: Cassandra M. Mitchell
Notary Public in and for the State of WA
Residing at: MT Vernon, WA
My appointment expires: 3-10-17

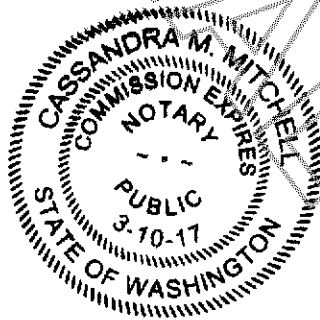


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County
Purpose: Water pipeline
Recording Date: October 13, 1992
Recording No.: 9210130026
Affects: Portion of said premises and other property
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: December 9, 1991
Recording No.: 9112090089
3. 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 BRITTWOOD**:

Recording No: 9203270022
4. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: March 27, 1992
Recording No.: 9203270023

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 29, 2010
Recording No.: 201001290118
5. Assessments, if any, levied by City of Mount Vernon.
6. 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 or if second half unpaid on November 1 of the tax year.

