



201411070050

Skagit County Auditor \$73.00  
11/7/2014 Page 1 of 2 1:41PM

When recorded return to:  
David C. Vrooman and Kathleen A. Vrooman  
924 Beachley Road  
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620022458

CHICAGO TITLE

620022458

STATUTORY WARRANTY DEED

THE GRANTOR(S) Helene H. Jenkins, a single woman, as to a life estate and Raymond D. Avery and Kathleen R. Avery, husband and wife, as to the remainder

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

in hand paid, conveys, and warrants to David C. Vrooman and Kathleen A. Vrooman, husband and wife

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

Tract 4, "Hill Country Subdivision", according to the plat thereof, recorded in Volume 8 of Plats, Page 26, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P76482, 4161-000-004-0011

Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20144221

NOV 07 2014

Amount Paid \$5523.00  
Skagit Co. Treasurer  
Deputy  
By MB

Dated: November 6, 2014

Raymond D. Avery  
Raymond D. Avery

Kathleen R. Avery  
Kathleen R. Avery

Helene H. Jenkins  
Helene H. Jenkins

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Raymond D. Avery, Kathleen R. Avery and Helene H. Jenkins 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: 11/6/2014

Deborah K. Flick

Name: DEBORAH K. FLICK

Notary Public in and for the State of WA

Residing at: 1111 1st St NW

My appointment expires: 8/19/18



EXHIBIT "A"  
Exceptions

1. 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 **HILL COUNTRY SUBDIVISION:**

Recording No. 620293

2. Exceptions and reservations contained in instrument;

Recording Date: November 6, 1912

Recording No.: 93609

From: Puget Mill Company

As follows: Reserving, however unto the said Mill Company all metals, minerals, oils, gases and fossils of every name and nature which may be in or upon the above described premises, and the right to enter said premises or any part thereof for the purpose of prospecting, mining, or for any fossils from the said premises, provided, however, said party of the second part his heirs, administrators and assigns, shall be reasonably compensated for all damage done to the surface and soil of said land, and the improvements thereon.

3. 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: April 18, 1962

Recording No.: 620417

4. Assessments, if any, levied by City of Sedro-Woolley

5. 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.

