

When recorded return to:  
Kolton Palmer  
24499 East State Street  
Sedro Woolley, WA 98284

201412190120  
Skagit County Auditor \$74.00  
12/19/2014 Page 1 of 3 3:08PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St.  
Mount Vernon, WA 98273  
Escrow No.: 620022614

CHICAGO TITLE  
620022614

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Clifford W. Culhane, Personal Representative of The Estate of William J. Culhane, deceased and The Estate of Elaine A. Culhane, deceased, in accordance with probate proceedings filed in Snohomish County Superior Court, State of Washington, under Case No. 14-4-001714-1

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

in hand paid, conveys, and warrants to Kolton Palmer, a single man

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

The West 150 feet of the South 135 feet of Lot 15, DEITER'S ACREAGE, according to the plat thereof recorded in Volume 3 of Plats, page 53, records of Skagit County, Washington, together with that portion, if any, of said South 135 feet lying East of the East line of the said West 150 feet and lying Westerly of the West line of that certain new easement as created by by decree entered in Skagit County Superior Court Cause No. 88-2-00227-7, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P64975 / 3899-000-015-0407

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620022614, Schedule B, Special Exceptions, which are attached hereto and made a part hereof.

Dated: December 16, 2014

The Estate of William J. Culhane

BY: Clifford W. Culhane, Personal Representative  
Clifford W. Culhane, Personal Representative

The Estate of Elaine A. Culhane

BY: Clifford W. Culhane, Personal Representative  
Clifford W. Culhane, Personal Representative

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20144851  
DEC 19 2014

Amount Paid \$ 3787.50  
Skagit Co. Treasurer  
By MB Deputy

STATUTORY WARRANTY DEED  
(continued)

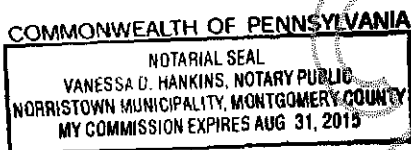
State of Pennsylvania

Montgomery of \_\_\_\_\_

I certify that I know or have satisfactory evidence that Clifford Wayne Culhane

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 Personal Representative of of the Estate of William J. Culhane, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 17<sup>th</sup> December 2014



Vanessa D. Hankins  
Name: Vanessa D. Hankins  
Notary Public in and for the State of PA  
Residing at: Norristown, PA  
My appointment expires: 8/31/2015

State of \_\_\_\_\_

\_\_\_\_\_ of \_\_\_\_\_

I certify that I know or have satisfactory evidence that \_\_\_\_\_

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 Personal Representative of of the Estate of Elaine A., deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_



## SCHEDULE "B"

### SPECIAL EXCEPTIONS

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

Granted to:	Puget Sound Power and Light Company
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	September 23, 1969
Recording No.:	731303
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Cascade Natural Gas
Purpose:	Pipeline or pipelines
Recording Date:	August 18, 1989
Recording No.:	8908180043
Affects:	The North 5 feet of said premises
3. City, county or local improvement district assessments, if any.
4. 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.



201412190120