

201501160076

When recorded return to:  
Frederick Judd and Terri Judd  
1310 Fruitdale Road,  
Sedro Woolley, WA 98284

Skagit County Auditor \$73.00  
1/16/2015 Page 1 of 2 11:46AM

Filed for record at the request of:

 **CHICAGO TITLE**  
COMPANY OF WASHINGTON  
425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620022885

**CHICAGO TITLE**  
**620022885**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Darlene L. Dugdale, an unmarried individual  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to ~~Frederick~~ Judd and Terri Judd, husband and wife  
~~Frederick~~ **mg**  
the following described real estate, situated in the County of Skagit, State of Washington:

Lots 4 and 5, SNEE-OOSH, according to the plat thereof, recorded in Volume 4 of Plats, page 50,  
records of Skagit County, Washington.

EXCEPT that portion of said Lot 5 lying Northeasterly of the Southwesterly line of the County road  
as conveyed to Skagit County by instrument recorded in Volume 169 of Deeds, page 516, records  
of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P69609 / 4016-000-005-0108

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620022885, Schedule B, Special Exceptions, which are attached hereto  
and made a part hereof.

Dated: January 9, 2015  
*Darlene L. Dugdale*  
By: *Robin L. Byrne, her attorney in fact*  
Darlene L. Dugdale  
By: Robin L. Byrne, her Attorney in Fact

2015162  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 16 2015  
Amount Paid \$ 2772.70  
By *MF* Skagit Co. Treasurer Deputy

State of Washington  
14th of January 2015

I certify that I know or have satisfactory evidence that Robin L. Byrne is 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 Attorney in  
Fact of Darlene L. Dugdale to be the free and voluntary act of such party for the uses and purposes  
mentioned in the instrument.

Dated: January 14, 2015

**Notary Public**  
State of Washington  
**DESIREE CURRINGTON**  
My Appointment Expires Dec 10, 2015

*Desiree Currington*  
Name: Desiree Currington  
Notary Public in and for the State of Washington  
Residing at: Bellevue  
My appointment expires: 12-10-2015

## SCHEDULE "B"

### SPECIAL EXCEPTIONS

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

Granted to:	Skagit County
Purpose:	To clean, construct, maintain and operate a storm water collection system
Recording Date:	October 5, 2001
Recording No.:	200110050180
Affects:	Easterly 10 feet of said premises and other property
2. 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 Survey:  
  
Recording No: 200208020108
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.



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