



201501160087

Skagit County Auditor \$74.00
1/16/2015 Page 1 of 3 11:50AM

When recorded return to:
Jeremy Rusnak and Ann Rusnak
23939 Nookachamp Hills Drive
Mount Vernon, WA 98274

Filed for record at the request of:

 **CHICAGO TITLE**
COMPANY OF WASHINGTON
425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620022656

CHICAGO TITLE
620022656

STATUTORY WARRANTY DEED

THE GRANTOR(S) Stacy Lynn Claybo, a married woman, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to ~~Ann~~ ^{Ann} ~~Jeremy~~ ^{Jeremy} Rusnak and Ann Rusnak, a married couple

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

Lot 17, BEL-AIR ADDITION, according to the plat thereof recorded in Volume 7 of Plats, page 53,
records of Skagit County, Washington.

Situated in Skagit County, Washington
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P52299 / 3704-000-017-0004

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

Dated: January 6, 2015


Stacy Lynn Claybo

2015 161
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
JAN 16 2015
Amount Paid \$ 3173.40
By *MF* Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED
(continued)

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that
Stacy Lynn Claybo
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: 1-9-15

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. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: February 19, 1997

Recording No.: 9702190066

Matters shown: Encroachment of a fence onto the property to the South by approximately 5.5 feet and encroachment of landscaping timbers and graveled parking onto the property to the South by approximately 3.7 feet.

2. Rights or claims of persons in possession, or claiming to be in possession, and terms and conditions of any unrecorded leases.
3. Assessments, if any, levied by City of Mount Vernon.
4. 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.



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