



201501200212

Skagit County Auditor \$73.00
1/20/2015 Page 1 of 2 3:30PM

When recorded return to:
Daniel M. Ham
714 Upland Drive
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.: 620022172

CHICAGO TITLE
620022172

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lauren E. Biddle, 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 Daniel M. Ham, an unmarried person

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

Lot 6, THE UPLANDS, according to the plat thereof recorded in Volume 10 of Plats, page 43,
records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P78145 / 4206-000-006-0008

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620022172, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: January 12, 2015

Lauren E. Biddle
Lauren E. Biddle

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015184
JAN 20 2015

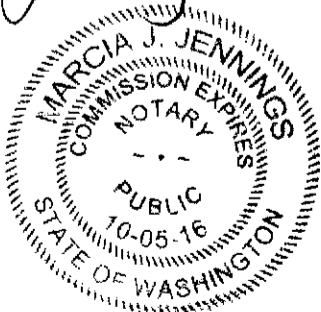
State of Washington
County of Skagit

Amount Paid \$4099.⁰⁰
Skagit Co. Treasurer
By man Deputy

I certify that I know or have satisfactory evidence that Lauren E. Biddle
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: January 14, 2015

Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/15/2016



SCHEDULE "B"

SPECIAL 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 THE UPLANDS:

Recording No: 785778

2. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: September 27, 1973

Auditor's No(s): 791411, records of Skagit County, Washington

Executed By: First Savings, Inc., a Washington corporation

3. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: November 7, 1911

Auditor's No(s): 87454, records of Skagit County, Washington

In favor of: James W. Curtis

For: Right of way across the East Half of the Northeast Quarter of the

Northwest Quarter of Section 21, Township 34 North, Range 4 East of the Willamette Meridian

Affects: Exact location undeterminable

4. Sewer Line Easement:

Recorded: November 14, 1973

Auditor's No.: 793332, records of Skagit County, Washington

In favor of: City of Mount Vernon

Affects: The South 10 feet of the West 10 feet of Lot 6

5. Assessments, if any, levied by City of Mount Vernon.

6. City, county or local improvement district assessments, if any.

7. 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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