



201503170060

Skagit County Auditor

\$73.00

3/17/2015 Page

1 of

2 11:18AM

When recorded return to:
Casey JJ Sousa
9369 Prospect Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 814
MAR 17 2015

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1616 Cornwall Avenue, Suite 115
Bellingham, WA 98225

Escrow No.: 245371164

Amount Paid \$ 4,010.⁰⁰
Skagit Co. Treasurer
By *mdm* Deputy

CHICAGO TITLE

620022299

STATUTORY WARRANTY DEED

THE GRANTOR(S) Charles V. McConnell and Alice McConnell, husband and wife

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

in hand paid, conveys, and warrants to Casey Sousa, a single individual

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

Tract 20 of Mountain Vista Addition, Skagit County, Wash., according to the plat thereof, recorded in Volume 7 of Plats, Page 65, records of Skagit County, Washington
Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P67653, 3960 000 020 0008

Subject to:

1. Easement, including the terms and conditions thereof, granted by instrument(s)
Recorded February 26, 1935
Auditor's No. 267764, records of Skagit County, Washington
In Favor of: Drainage District No. 14
For: Drainage Ditch

Note: Exact location and extent of easement is undisclosed of record.


STATUTORY WARRANTY DEED
(continued)

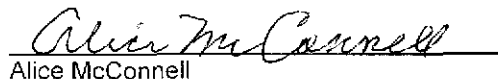
2. Terms, conditions and restrictions of that instrument entitled Ordinance No. 1481-04;
Recorded: October 13, 2004
Auditor's No(s): 200410130026 records of Skagit County, Washington
In Favor of: City of Sedro Woolley
Affects: Said premises and other property
Which states in part as Follows:

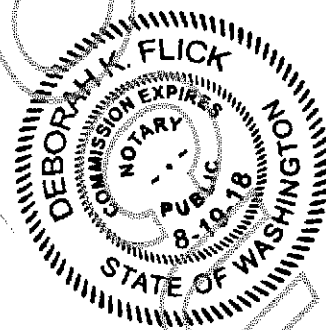
Residential User Connection Fee...shall pay a special connection fee in the sum of Three
Thousand Four Hundred Twenty Six dollars (\$3,426.00) for each residential dwelling unit
connected to the sanitary sewer.

Nonresidential User Connection Fee...shall pay a special connection fee for each
nonresidential structure or nonresidential user connected to the sanitary sewer in the sum
of Three Thousand Four Hundred Twenty Six dollars (\$3,426.00) for each equivalent
residential unit ("ERU")

Dated: February 20, 2015


Charles V. McConnell



Alice McConnell



State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Charles V. McConnell and Alice McConnell are
the persons who appeared before me, and said persons acknowledged that they signed this
instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned
in this instrument.

Dated: 2/24/15


Name: DEBORAH K. FLICK
Notary Public in and for the State of WA
Residing at: Adrian, WA
My appointment expires: 8/19/18