



201504080102

Skagit County Auditor

\$74.00

4/8/2015 Page

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3 3:36PM

When recorded return to:

Anthony DeMaggio
Natali DeMaggio
1003 S 20th Street
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.: 620021285

CHICAGO TITLE
620021285

STATUTORY WARRANTY DEED

THE GRANTOR(S) Megan L. Donnell-Bumgarner, a married woman, as her separate estate; who acquired title as Megan L Donnell, a single person; and Chad Bumgarner, her spouse

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

in hand paid, conveys, and warrants to Anthony DeMaggio and Natali DeMaggio , Husband
and wife

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

Lot 17, Block 3, ALBERT BALCH'S WEDGWOOD, AN ADDITION TO MOUNT VERNON,
according to the plat thereof, recorded in Volume 7 of Plats, Page 24, records of Skagit County,
Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P54766, 3766-003-017-0011

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: April 3, 2015

Megan L. Donnell-Bumgarner

Chad Bumgarner

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015/1106
APR 08 2015

Amount Paid \$ 3,031.⁰⁰
Skagit Co. Treasurer
By *mdm* Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington
COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that
Megan L. Donell-Bumgarner & Chad Bumgarner
are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: April 7, 2015

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Exceptions

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

Granted to: City of Mount Vernon, Washington
Purpose: Sewer
Recording Date: January 25, 1955
Recording No.: 512247
Affects: Portion of said premises and other property

2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: February 3, 1955
Recording No.: 512718

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: November 8, 1974
Recording No.: 809833
Affects: Portion of said premises and other property

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

5. 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.