



201504210045

Skagit County Auditor

\$74.00

4/21/2015 Page

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3 1:46PM

**When recorded return to:**

Siarra J Champdin and Christina M Champdin  
1201 Jameson Street  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620023675

**CHICAGO TITLE** 620023675

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) David D Dent and Cassidy Dent, husband and wife; who acquired title David D Dent and Cassidy K Gorom, each as their 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 Siarra J Champdin and Christina M Champdin, wife and wife

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

Lot 3 of CITY OF SEDRO WOOLLEY SHORT PLAT NO. 02-250, as approved February 13, 2002, and recorded February 14, 2002, under Auditor's File No. 200202140135, records of Skagit County, Washington; being a portion of the Northwest Quarter of Section 30, Township 35 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington.

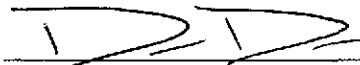
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P118946, 350530-0-006-0300.

Subject to:

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

Dated: April 17, 2015



David D Dent



Cassidy Dent

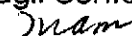
**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

2015 1286

APR 21 2015

Amount Paid \$ 4099.00

Skagit Co. Treasurer

By  Deputy

STATUTORY WARRANTY DEED  
(continued)

State of WASHINGTON

County of SKagit

I certify that I know or have satisfactory evidence that David O. Dent and  
Cassidy K Dent  
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: April 20, 2015



Martin E. Lehr  
Name: Martin E. Lehr  
Notary Public in and for the State of WA  
Residing at: La Conner  
My appointment expires: 2-9-19

**EXHIBIT "A"**  
**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 CITY OF SEDRO WOOLLEY SHORT PLAT NO. 02-250:

Recording No: 200202140135

2. Agreement, including the terms and conditions thereof; entered into;  
By: Georgia J. Schopf  
And Between: City of Sedro-Woolley  
Recorded: February 14, 2002  
Auditor's No.: 200202140136, records of Skagit County, Washington  
Providing: Maintenance of drainage facilities
3. Assessments, if any, levied by City of Sedro-Woolley.
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.