

When recorded return to:

Mary Pat C. McKay
1594 NE 170th Street
Shoreline, WA 98155



201504230081

Skagit County Auditor

\$74.00

4/23/2015 Page

1 of

3 3:42PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620023648

CHICAGO TITLE

620023648

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael S. Jipson, A married man as his 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 Mary Pat C. McKay, an unmarried person and Katherine Ann
Michelle Lemon, an unmarried person

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

Lot 9, PLAT OF BRITTWOOD, according to the plat thereof recorded in Volume 15 of Plats, pages
31 and 32, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P100839 / 4578-000-009-0008,

Subject to:

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

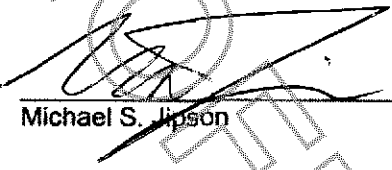
20151330
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 23 2015

Amount Paid \$ 345.60
By Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 20, 2015

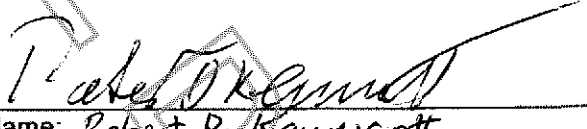

Michael S. Lipson

State of WA
County Kitsap of Kitsap

I certify that I know or have satisfactory evidence that

Michael S. Lipson
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: 4-20-2015


Name: Robert D. Kennicott
Notary Public in and for the State of WA
Residing at: Bainbridge Island
My appointment expires: 10-3-2018

Notary Public
State of Washington
ROBERT D KENNICOTT
My Appointment Expires Oct 3, 2018

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 13, 1992
Auditor's No(s): 9210130026, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
For: Water pipeline
Affects: The exterior 7 feet of the front boundaries of all lots in the plat of Brittwood

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: December 9, 1991
Auditor's No.: 9112090089, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Strip of land 10 feet in width across all lots, tracts and spaces within said plat parallel and coincidental with the boundaries of all private and public street and road rights of ways

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 PLAT OF BRITTWOOD:

Recording No: 9203270022

4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
Recorded: March 27, 1992
Auditor's No(s): 9203270023, records of Skagit County, Washington
Executed By: Richard A. Hardt for Westside Associates, Limited Partnership

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 29, 2010
Recording No.: 201001290118

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

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