

When recorded return to:
Joseph A. Combel and Ginger R. Combel
2309 Riley Road
Mount Vernon, WA 98274



Skagit County Auditor
4/27/2015 Page 1 of 3 3:51PM \$74.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620023501

CHICAGO TITLE
620023501 STATUTORY WARRANTY DEED

THE GRANTOR(S) Gary M. Gossett and Bonita J. Gossett, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Joseph A. Combel and Ginger R. Combel, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 49, Plat of Brown and McMillen Div. No. 2, according to the plat thereof, recorded in Volume 14
of Plats, Pages 184 and 185, records of Skagit County, Washington.

Situate in Skagit County, Washington
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P99960, 4559-000-049-0008

Subject to:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: April 24, 2015

Gary M. Gossett

Bonita J. Gossett

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20151388
APR 27 2015

Amount Paid \$ 6055.22
Skagit Co. Treasurer
By HB Deputy

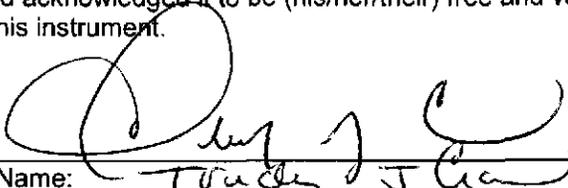
STATUTORY WARRANTY DEED

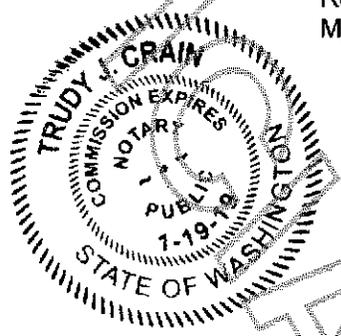
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Gary M. Gossett + Bonita J Gossett
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: 4-25-15


Name: Trudy J Crain
Notary Public in and for the State of Wash
Residing at: Skagit
My appointment expires: 1-14-19



UNRECORDED
ALL DOCUMENTS

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 **PLAT OF BROWN AND MCMILLEN DIV. NO. 2:**

Recording No.: 9107050004

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

Granted to: Craig Ashcraft and Connie K. Ashcraft, husband and wife
Purpose: Installation, repair, replacement and maintenance of utility lines
Recording Date: December 20, 1993
Recording No.: 9312220160
Affects: Portion of said premises

3. 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: July 5, 1991
Recording No.: 9107050005

4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Hill Vue Estates, a Washington Non-Profit Corporation
Recording Date: July 5, 1991
Recording No.: 9107050005

5. Assessments, dues and charges, if any, levied by Hill Vue Estates, a Washington Non-Profit Corporation.

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