

When recorded return to:
John C. Becker, Trustee
The Becker Family Trust, dated January 5, 2001
5416 Island View Way
Bow, WA 98232



Skagit County Auditor \$73.00
5/6/2015 Page 1 of 2 1:30PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620023952

CHICAGO TITLE
620023952 STATUTORY WARRANTY DEED

THE GRANTOR(S) Karen J. Larson, a single person, as her 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 John C. Becker and Kathleen A. Becker, Trustees of The
Becker Family Trust, dated January 5, 2001
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 6, CHUCKANUT VIEW SUBDIVISION, according to the plat thereof, recorded in Volume 16 of
Plats, pages 94 through 97, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P108580, 4671-000-006-0000.

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

Dated: April 23, 2015

Karen J. Larson
Karen J. Larson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20151568
MAY 06 2015

Amount Paid \$10,507.⁰⁰
Skagit Co. Treasurer
By Tram Deputy

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Karen J. Larson 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: May 5, 2015



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

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: November 6, 1990
Auditor's No(s): 9011060079, records of Skagit County, Washington
In favor of: Eldridge C. Deming, as his separate property
For: A non-exclusive easement for ingress, egress and utilities
Affects: A 60 foot wide strip, the location of which is not disclosed

2. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: April 3, 1996
Auditor's No(s): 9604030028, records of Skagit County, Washington
Executed By: Robert Thomaston

AMENDED by instrument(s):
Recorded: July 18, 1996, October 15, 1996 and August 14, 1997
Auditor's No(s): 9607180009, 9610150031 and 9708140048, records of Skagit County, Washington

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 CHUCKANUT VIEW SUBDIVISION:

Recording No: 9604030024

4. Title Notification - Property Adjacent to Designated Natural Resource Lands and the terms and conditions thereof

Recording Date: July 1, 1998
Recording No.: 9807010001

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

6. Assessments, if any, levied by Chuckanut View Estates Home Owner's Association.

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.