UNOFFICIAL DOCUMENT

201505220120

Skagit County Auditor $74.00
5/22/2015 Page 1 of 3 3:39PM

**When recorded return to:**
Darren C Garvey and Jada F Garvey
18664 Four Jay Lane
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.: 620024066

CHICAGO TITLE
620024066

# STATUTORY WARRANTY DEED

THE GRANTOR(S) Norman J Collins and Allison E Collins, 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 Darren C Garvey and Jada F Garvey, husband and wife

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

Lot 4, SKAGIT COUNTY SHORT PLAT NO. 93-039, approved September 10, 1997, and recorded October 13, 1997, in Volume 13 of Short Plats, page 50, under Auditor's File No. 9710130055, records of Skagit County, Washington; being a portion of Government Lot 6, Section 6, Township 33 North, Range 5 East of the Willamette Meridian, including a 1998 Moduline Ardmore 66x28 manufactured home, Serial Number 117704, Model 28812, title of which has been eliminated.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P74707 / 4135-051-010-0001,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20151866
MAY 22 2015

Amount Paid $ 3,262.40
Skagit Co. Treasurer
By Nam Deputy

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# STATUTORY WARRANTY DEED
(continued)

Dated: May 22, 2015

Norman J Collins, by Lori Elaine Menezes his Attorney-in-fact

Norman J Collins, By Lori Elaine Menezes, his Attorney-in-Fact

Norman J Collins by Robert Arthur Menezes his Attorney in fact

Norman J Collins, By Robert Arthur Menez, his Attorney-in-Fact

Allison E. Collins by Lori Elaine Menezes her Attorney in fact

Allison E Collins, By Lori Elaine Menezes, her Attorney-in-Fact

Allison E. Collins by Robert Arthur Menezes his Attorney in fact

Allison E Collins, By Robert Arthur Menezes, his Attorney-in-Fact

State of Washington

COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that Lori Elaine Menezes and Robert Arthur Menezes is/are the person(s) who appeared before me, and said person acknowledged that (he/she/~~they~~) signed this instrument, on oath stated that (he/she/~~they~~) was authorized to execute the instrument and acknowledged it as the Attorneys-in-fact of Norman J Collins and Allison E Collins to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 22, 2015

Katheryn A. Freeman

Name: Katheryn 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

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# EXHIBIT "A"
Exceptions

1. Right, title and interest of Skagit County in and to mineral reservations in Government Lot 6 under tax deed issued out of foreclosure for unpaid delinquent taxes, tax foreclosure Suit No. T.J. 606 ½, dated April 25, 1932 and filed for record May 9, 1932 under Auditor's File No. 250526, records of Skagit County, Washington

2. Easement, including the terms and conditions thereof, granted by instrument(s);
   Recorded: March 29, 1994
   Auditor's No(s).: 9403290129, records of Skagit County, Washington
   In favor of: Puget Sound Power & Light Company
   For: Electric transmission and/or distribution line, together with necessary appurtenances
   Affects: Said premises and other property

3. Agreement, including the terms and conditions thereof; entered into;
   By: Skagit County Sewer District No. 2
   And Between: Public
   Recorded: February 11, 1994
   Auditor's No.: 9402110046, records of Skagit County, Washington
   Providing: Sewer extension and related conditions and provisions

4. Shoreline Substantial Development Permit including related provisions and conditions recorded August 12, 1996, under Auditor's File No. 9608120094, which is a re-recording of instrument recorded June 12, 1996 under Auditor's File No. 9606120044, records of Skagit County, Washington.

5. Easement, including the terms and conditions thereof, granted by instrument(s);
   Recorded: August 12, 1996
   Auditor's No(s).: 9608120118, records of Skagit County, Washington
   In favor of: Skagit County Sewer District No. 2
   For: Sewer mains and related provisions
   Affects: Said premises and other property

6. 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 SKAGIT COUNTY SHORT PLAT NO. 93-039:

   Recording No: 9710130055

7. Pay Back Agreement between LRDTD Johnson partnership and Skagit County Sewer District No. 2 recorded August 18, 1997, under Auditor's File No. 9708180058, records of Skagit County, Washington.

8. 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: October 13, 1997
   Auditor's No(s).: 9710130056, records of Skagit County, Washington
   Executed By: LRDTD Johnson Partnership

9. 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.