



201505260093

Skagit County Auditor
5/26/2015 Page

1 of 3 1:38PM
\$74.00

When recorded return to:
Kirsten L. Henretty
22614 Little Mountain Road
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.: 620023678

CHICAGO TITLE
620023678 STATUTORY WARRANTY DEED

THE GRANTOR(S) Leslie A. Riker-Manross and Martin A. Manross, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Kirsten L. Henretty, an unmarried person

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

Lot 3, SKAGIT COUNTY SHORT PLAT NO. 44-84, approved April 15, 1985, and recorded April 16, 1985, in Volume 7 of Short Plats, page 15, under Auditor's File No. 8504160021, records of Skagit County, Washington; being a portion of the South Half of the Northeast Quarter of the Southeast Quarter of Section 35, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P29812 / 340435-4-005-0200

Subject to:

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

Dated: May 19, 2015

Leslie A. Riker-Manross
[Signature]

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20151872
MAY 26 2015

Amount Paid \$ 4,615.²⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

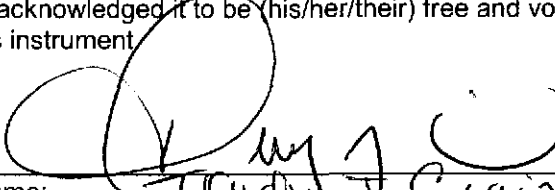
STATUTORY WARRANTY DEED

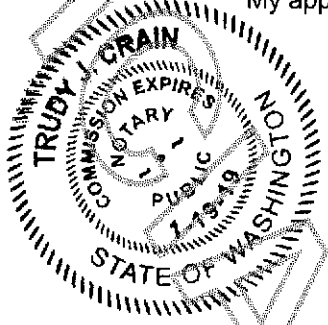
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
CESIE A. Riker-Manross + Martina Manross
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument

Dated: 5-26-15


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



UNRECORDED
FALL DOCUMENT

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 18, 1983
Auditor's No(s): 83022180038, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

2. 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. 44-84:

Recording No. 8504160021

3. Easement and the terms and conditions thereof:

Recording Date: April 1, 2008
Recording No.: 200804010069

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