



Skagit County Auditor \$73.00  
5/29/2015 Page 1 of 2 2:22PM

When recorded return to:  
Nicholas J. Seckel and Shannon M. Seckel  
2002 Fowler Place  
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.: 620023592

**CHICAGO TITLE**  
**620023592 STATUTORY WARRANTY DEED**

THE GRANTOR(S) Beverly V. Noble, an unmarried individual  
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys, and warrants to Nicholas J. Seckel and Shannon M. Seckel, husband and wife  
and Dean Seckel and Julie Seckel, husband and wife

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

Lot 1, PLAT OF HILLCREST ESTATES, according to the plat thereof, recorded in Volume 14  
of Plats, pages 159 through 161 records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P95688, 4548-000-001-0000,

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620023592, Schedule B, Special Exceptions, which are attached hereto  
and made a part hereof.

Dated: May 28, 2015

Beverly V. Noble  
Beverly V. Noble

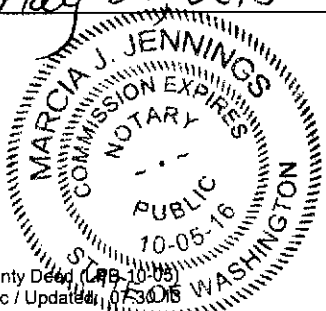
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20151960  
MAY 29 2015

State of Washington  
County of Skagit

Amount Paid \$4,099.<sup>00</sup>  
Skagit Co Treasurer  
By man Deputy

I certify that I know or have satisfactory evidence that  
Beverly V. Noble  
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 28 2015



Marcia J. Jennings  
Name: Marcia J. Jennings  
Notary Public in and for the State of WA  
Residing at: Sedro-Woolley  
My appointment expires: 10/5/2016

## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 10, 1990  
Auditor's No(s): 9007100079, 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: The exterior 10 feet parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approved Plat of Hillcrest Estates  
Estates
2. 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 HILLCREST ESTATES  
Recording No: 199012030072
3. Covenants, conditions, and restrictions contained in declaration 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: December 11, 1990  
Auditor's No.: 9012110027, records of Skagit County  
  
AMENDED by instrument:  
Recorded: December 2, 1991  
Auditor's No.: 9112020063, records of Skagit County, Washington
4. Assessments, if any, levied by City of Mount Vernon.
5. City, county or local improvement district assessments, if any.
6. 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.