



201505290200

Skagit County Auditor \$74.00  
5/29/2015 Page 1 of 3 4:09PM

When recorded return to:  
Raman Chopra and Sakshi Chopra  
4754 Mt Baker Loop  
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620023700

CHICAGO TITLE

620023700

STATUTORY WARRANTY DEED

THE GRANTOR(S) Phuong Hoang, Unmarried person  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Raman Chopra and Sakshi Chopra, a married couple  
the following described real estate, situated in the County of Skagit, State of Washington:

Tract 6, ASSESSORS PLAT OF PURCELL'S TRACTS, according to the plat thereof recorded in  
Volume 9 of Plats, page 105, records of Skagit County, Washington.

EXCEPT the West 10 feet thereof conveyed to the City of Mount Vernon by deed recorded August  
5, 1987, under Auditor's File No. 8708050025, records of Skagit County, Washington.

Situated in Skagit County, Washington


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

Tax Parcel Number(s): P54867 / 3770-000-006-0006,

Subject to:

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

Dated: May 18, 2015

  
Phuong Hoang

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20151976  
MAY 29 2015

Amount Paid \$ 3141.72  
Skagit Co. Treasurer  
By Mam Deputy

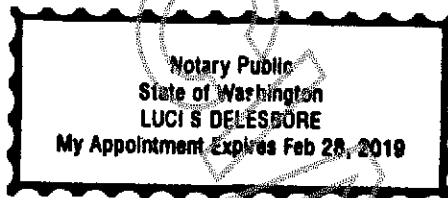
STATUTORY WARRANTY DEED  
(continued)

State of WA  
County  Kitsap  of  Kitsap

I certify that I know or have satisfactory evidence that Phuong Hoang  
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 19TH 2015

Luci S. Delesbore  
Name: Luci S. Delesbore  
Notary Public in and for the State of WA  
Residing at: Kitsap  
My appointment expires: 2.28.2019



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: April 5, 1991  
Auditor's No(s): 9104050071, 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. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 13, 1955  
Auditor's No(s): 520831, records of Skagit County, Washington  
In favor of: Public Utility District No. 1  
For: Pipelines  
Affects: The West 10 feet of said premises
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 ASSESSORS PLAT OF PURCELL'S TRACT.  
  
Recording No: 743016
4. Assessments, if any, levied by City of Mount Vernon.
5. City, county or local improvement district assessments, if any.