

When recorded return to:
Elijah McCombs and Alicia McCombs
822 Lucas Drive
Sedro Woolley, WA 98284



Skagit County Auditor \$74.00
6/2/2015 Page 1 of 3 11:40AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620023960

CHICAGO TITLE
620023960 STATUTORY WARRANTY DEED

THE GRANTOR(S) Franklin W. Batchelor, an unmarried man as his 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 Elijah McCombs and Alicia McCombs, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 20, "Duke Hill Estates, Division No. 3, according to the plat thereof, recorded in Volume 11 of
Plats, Page 10, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P78732, 4224-000-020-0008

Subject to:

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

Dated: May 28, 2015

Franklin W. Batchelor by Neva Herrera his Attorney in fact,
Franklin W. Batchelor by Neva Herrera his attorney in fact

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 2014
JUN 02 2015

Amount Paid \$ 3,120.00
Skagit Co. Treasurer
By *MAM* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Neva Herrera is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Franklin W. Batchelor and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/29/15
Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, wa
My appointment expires: 10/1/2015

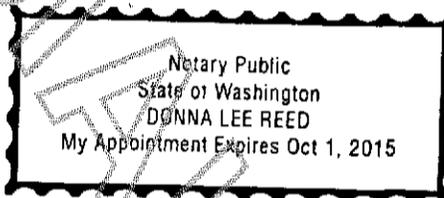


EXHIBIT "A"

Exceptions

1. 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 PLAT OF DUKE HILL ESTATES, DIVISION NO. 3:

Recording No. 814000

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County, Washington
Purpose: Pipe or pipes, line or lines, for the transportation of water
Recording Date: February 13, 1975
Recording No.: 813417
Affects: Said premises and other property

3. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: April 3, 1975
Recording No.: 816752