

UNRECORDED



201506020094

When recorded return to:  
Robert S. Fulton and Kalisa E. Fulton  
707 Bingham Place  
Sedro Woolley, WA 98284

Skagit County Auditor \$74.00  
6/2/2015 Page 1 of 3 1:34PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620021934

**CHICAGO TITLE**  
**620021934 STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jason Dean and Laura Dean, 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 Robert S. Fulton and Kalisa E. Fulton, a married couple  
the following described real estate, situated in the County of Skagit, State of Washington:

Tract A of REVISED SKAGIT COUNTY SHORT PLAT NO. 27-74, as approved September 13,  
1977, and recorded September 15, 1977, in Volume 2 of Short Plats, page 125, under Auditor's  
File No. 861779, records of Skagit County, Washington, being a portion of Government Lot 5 in  
Section 6, Township 35 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P38496 / 350506-0-008-0109

Subject to:

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

Dated: May 27, 2015

\_\_\_\_\_  
Jason Dean  
  
\_\_\_\_\_  
Laura Dean

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015 2020  
JUN 02 2015  
Amount Paid \$ 4,499.50  
Skagit Co. Treasurer  
By Deputy

STATUTORY WARRANTY DEED

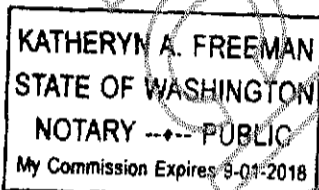
(continued)

State of Washington  
SKAGIT COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that Jason Dean and Laura Dean 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: May 29, 2015

Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish  
My appointment expires: 9-01-2018



## EXHIBIT "A"

### Exceptions

1. 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 REVISED SKAGIT COUNTY SHORT PLAT NO. 27-74  
Recording No: 861779
2. Discrepancy between a fence purportedly appurtenant to said premises and the property lines as disclosed on the face of said short plat.
3. Right, title and interest of property owners, adjacent on the North, to that portion of said premises North of said encroaching fence.
4. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
From: The State of Washington  
Recorded: September 1, 1925 and March 27, 1935  
Auditor's No.: 216135 and 268474, records of Skagit County, Washington  
Executed By: Puget Mill Co.
5. City, county or local improvement district assessments, if any.