

When recorded return to:
Harold Heiner
315 Garden Of Eden Road
Sedro Woolley, WA 98284

Recorded at the request of:
Guardian Northwest Title
File Number: 109619



201507090015

Skagit County Auditor

\$73.00

7/9/2015 Page

1 of

2 10:29AM

Statutory Warranty Deed

109619
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Michael W. McCrea, as his separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** as part of a 1031 Tax Deferred Exchange in hand paid, conveys and warrants to **Harold Heiner, an unmarried man** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 5 Aspen Lane

Tax Parcel Number(s): P124717, 4897-000-005-0000

Lot 5, "PLAT OF ASPEN LANE" according to the plat thereof recorded June 23, 2006, under Auditor's File No. 200606230188, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 7-8-15


Michael W. McCrea


Keri L. McCrea

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20152625
JUL 09 2015

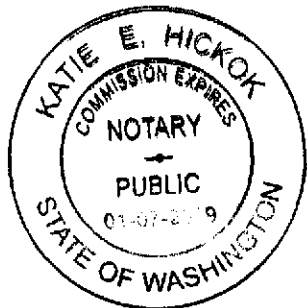
STATE OF Washington }
COUNTY OF Skagit } SS:

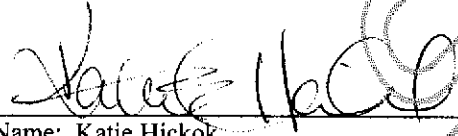
Amount Paid \$ 5,380.⁶⁰

Skagit Co. Treasurer
By mem Deputy

I certify that I know or have satisfactory evidence that Michael W. McCrea and Keri L. McCrea, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 7-8-15




Printed Name: Katie Hickok

Notary Public in and for the State of

Washington

Residing at Mt Vernon

My appointment expires: 1/07/2019

Exhibit A

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: BU-5-94
Recorded: January 25, 1995
Auditor's No.: 9501250055

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: Burl-SS1-02
Recorded: August 2, 2002
Auditor's No.: 200208020109

C. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Aspen Lane
Recorded: June 23, 2006
Auditor's No.: 200606230188

D. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: June 23, 2006
Recorded: June 23, 2006
Auditor's No.: 200606230189
Executed By: Aspen Lane LLC

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: April 30, 2007
Recorded: May 11, 2007
Auditor's No.: 200705110089

E. Any tax, fee, assessments or charges as may be levied by Aspen Lane Community Association.

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County
Recorded: July 25, 2006
Auditor's No.: 200607250083
Purpose: Water and communication lines
Area Affected: Portion of subject property