



201507240052

When recorded return to:
Timothy Paul Shuert and Angela Dawn Shuert
305 N. Murdock Street
Sedro Woolley, WA 98284

Skagit County Auditor \$74.00
7/24/2015 Page 1 of 3 11:48AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620024446

CHICAGO TITLE
620024446 STATUTORY WARRANTY DEED

THE GRANTOR(S) T. Bishop Wheeler and, Unmarried 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 Timothy Paul Shuert and Angela Dawn Shuert, Husband and
Wife

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

Lot 15, HOGG SUBDIVISION, according to the plat thereof, recorded in Volume 16 of Plats, pages
154 and 155, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P110917, 4689-000-015-0000.

Subject to:

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

Dated: July 22, 2015

T. Bishop Wheeler

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20152881

JUL 24 2015

Amount Paid \$ 369359
Skagit Co. Treasurer
Deputy

By MG

STATUTORY WARRANTY DEED

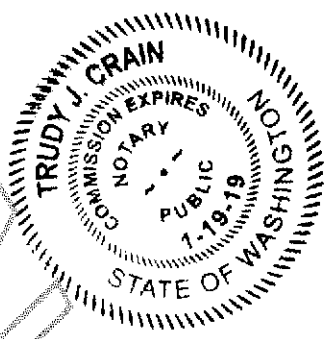
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
T. Bishop Wheeler
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: 7-22-15

[Signature]
Name: Trudy J. Crain
Notary Public in and for the State of WASH
Residing at: Wash
My appointment expires: 1-19-19



UNOFFICIAL DOCUMENT

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: July 30, 1907
Auditor's No.: 63371, records of Skagit County, Washington
In favor of: Puget Sound and Baker River Railroad Company
Affects: 50 feet right-of-way

NOTE: Exact location and extent of easement is undisclosed of record.

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 14, 1926
Auditor's No.: 197187, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Right-of-way for electrical transmission line

NOTE: The exact location and extent of said easement is not disclosed of record.

3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: January 31, 1948
Auditor's No.: 415111, records of Skagit County, Washington
For: Drainage ditch

NOTE: The exact location and extent of said easement is not disclosed of record.

4. 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 HOGG SUBDIVISION:

Recording No: 9701150045

5. Certificate of Sedro-Woolley Ordinance No. 1240-95 established utility connection fees;
Recorded: October 20, 1995
Auditor's No.: 9510200008, records of Skagit County, Washington

6. Reservation contained in deed

Recording Date: November 17, 2004
Recording No.: 200411170081
Regarding: Skagit County Right to Farm Ordinance

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Sedro-Woolley.