

When recorded return to:  
Kenneth D. Ball and Sandra J. Ball  
2908 Montgomery Place  
Mount Vernon, WA 98274



201508030158

Skagit County Auditor

\$74.00

8/3/2015 Page

1 of

3 3:57PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620024347

**CHICAGO TITLE**  
620024347

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kevin J. Cricchio and Christine A. Cricchio, 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 Kenneth D. Ball and Sandra J. Ball, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 32, "Eastgate Addition Plat No. 5," as per plat recorded in Volume 14 of Plats, Pages 146 and  
147, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P95498, 4542-000-032-0001,

Subject to:

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

Dated: July 31, 2015

Kevin J. Cricchio  
Kevin J Cricchio

Christine A. Cricchio  
Christine A Cricchio

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20150803  
AUG 03 2015

Amount Paid \$ 5434.00  
By MB Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED  
(continued)

State of WASHINGTON  
County of Skagit.

I certify that I know or have satisfactory evidence that  
Kevin J Cricchio, Christine A Cricchio  
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: July 31, 2015

Loourea L. Garka  
Name: Loourea L. Garka  
Notary Public in and for the State of Washington  
Residing at: Arvin, WA  
My appointment expires: 10/27/2018

LOUREA L. GARKA  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 10-27-2018

**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 **EASTGATE ADDITION PLAT NO. 5:**

Recording No: 9009110048

2. Conditions and reservations of easements contained in Mount Vernon Resolution No. 245, as recorded August 10, 1987, under Auditor's File No. 8708100031, records of Skagit County, Washington, and disclosed on the face of said plat.

3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;

Recorded: September 11, 1990

Auditor's No(s): 9009110049, records of Skagit County, Washington

Executed By: Morris Nilson and Kimberly Woodmansee

4. Public and private easements, if any, over vacated portion of said premises.  
Affects: The West 30 feet of said premises

5. Skagit County Right to Farm Ordinance;

Recording Date: September 13, 2013

Recording No.: 201309130112

6. Assessments, if any, levied by City of Mount Vernon.

7. City, county or local improvement district assessments, if any

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.