

When recorded return to:
Nona L. Hanson and Robert L. Hanson
1719 7th Street
Anacortes, WA 98221



201508310136

Skagit County Auditor
8/31/2015 Page

1 of

\$74.00
3 11:32AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620023383

CHICAGO TITLE
620023383

STATUTORY WARRANTY DEED

THE GRANTOR(S) Krieger Real Estate, Inc., a Washington corporation and LaVerne Krieger, an unmarried individual

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Nona L. Hanson and Robert L. Hanson, wife and husband the following described real estate, situated in the County of Skagit, State of Washington:

Lot 3, Skagit County Short Plat 92-042, approved June 21, 1994, recorded June 22, 1994, in Volume 11 of Short Plats, page 86, under Auditor's File No. 9406220073, records of Skagit County, Washington, being a portion of the West 540 feet of Government Lot 4, of Section 7, Township 34 North, Range 2 East of the Willamette Meridian.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P106048 / 340207-3-018-0302

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620023383, Schedule B, Special Exceptions, which are attached hereto and made a part hereof.

Dated: August 26, 2015

Krieger Real Estate, Inc.

BY: William Krieger
William Krieger, President

BY: Jannette Krieger
Jannette Krieger, Vice President

LaVerne Krieger
LaVerne Krieger

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 3489
AUG 31 2015

Amount Paid \$10,151.00
Skagit Co. Treasurer
By Manu Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that William Krieger and Jannette Krieger are the person(s) who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the President and Vice President, respectively of Krieger Real Estate, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 26, 2015

Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley
My appointment expires: 10/5/2016

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that LaVerne Krieger is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 26, 2015

Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley
My appointment expires: 10/5/2016

SCHEDULE "B"

SPECIAL 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 SKAGIT COUNTY SHORT PLAT NO. 92-042:

Recording No: 9406220073
2. Easement, including the terms and conditions thereof, granted by instrument
Recorded: July 27, 1994
Auditor's No.: 9407270082, records of Skagit County, WA
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects:

Easement No. 1: All streets and road rights-of-ways as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.
3. Agreement, including the terms and conditions thereof, entered into
By: Robert Ketterson and Annette Ketterson, husband and wife
And between: Mike R. Pearl and Claudia G. Pearl, husband and wife
Recorded: June 7, 1993
Auditor's No.: 9306070018, records of Skagit County, WA
Providing: Easement Agreement
4. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
Recorded: July 21, 1994
Auditor's No.: 9407210023, records of Skagit County, WA
Executed by: Robert C. Ketterson and Annette Ketterson, husband and wife

AMENDED by instruments
Recorded: September 22, 1994 and November 30, 1994
Auditor's Nos.: 9409220073 and 9411300024, records of Skagit County, WA
5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument
Recorded: July 21, 1994
Auditor's No.: 9407210023, records of Skagit County, WA
6. City, county or local improvement district assessments, if any.
7. 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.