



201509040079

Skagit County Auditor

\$73.00

9/4/2015 Page

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2

1:43PM

**When recorded return to:**

Marcia Jennings  
Chicago Title Company of Washington  
425 Commercial St  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620024800

**CHICAGO TITLE 620024800**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) De Vere Bunke and Rebecca Bunke, 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 Mitchell A. Rich and Alycia R. Rich and, A married couple  
the following described real estate, situated in the County of Skagit, State of Washington:

Tract 7, "Duke's Hill Estates", as per plat recorded in Volume 10 of Plats, Page 22, records of  
Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P77805 / 4192-000-007-0003,

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620024800, Schedule B, Special Exceptions, which are attached hereto  
and made a part hereof.

Dated: September 1, 2015

De Vere Bunke  
De Vere Bunke

Rebecca Bunke  
Rebecca Bunke

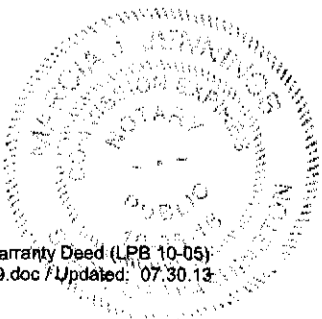
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015-3590  
SEP 04 2015

Amount Paid \$ 4401.60  
Skagit Co. Treasurer  
By M. M. M. Deputy

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
De Vere Bunke and Rebecca Bunke  
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: September 3, 2015



Marcia J. Jennings  
Name: Marcia J. Jennings  
Notary Public in and for the State of WA  
Residing at: Sedro-Woolley  
My appointment expires: 10/15/2016

## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 16, 1957  
Auditor's No(s): 557284, records of Skagit County, Washington  
In favor of: State of Washington  
For: Highway purposes only, including a grade crossing  
Affects: That portion thereof lying within abandoned railway right-of-way
  
2. Exceptions and reservations as contained in instrument;  
Recorded: January 11, 1965  
Auditor's No.: 660690, records of Skagit County, Washington  
Executed By: Northern Pacific Railway Company, a Wisconsin corporation  
As Follows:  
Excepting and reserving unto the grantor, its successors and assigns, forever, all minerals of every nature whatsoever, including but not limited to uranium, coal, iron, natural gas and oil in, upon or under said land, together with the right to use of such part of the surface as may be necessary or convenient for the purpose of exploring for (by geological, geophysical or other methods), and drilling for, producing, mining, extracting, taking, storing and transporting the same; together with the right to use of such sub-surface strata as may be necessary or convenient for the purpose of underground storage or injection of oil, gas, or other hydrocarbons, water or other substances therein, whether produced from the land or elsewhere, and also together with the right to the use, in common with the grantees, their heirs or assigns, of such water as may be found in, upon or produced from said premises as may be necessary or convenient for its operations, excepting water from the wells and reservoirs of the grantees, their heirs or assigns. The grantor, its successors and assigns, shall only be obligated to reasonably compensate the grantees or their heirs or assigns for actual physical damage to buildings, fences or other structures upon said land, sustained as a result of the use thereof by the grantor, its successors or assigns.  
Affects: That portion thereof lying within abandoned railway right-of-way
  
3. 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 DUKES HILL ESTATES:  
  
Recording No: 769743
  
4. Assessments, if any, levied by City of Sedro-Woolley.
  
5. City, county or local improvement district assessments, if any.
  
6. 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.