

When recorded return to:
Justin M. Ward and April M. Ward
603 Gardner Road
Burlington, WA 98233



201510020150

Skagit County Auditor \$74.00
10/2/2015 Page 1 of 3 3:43PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620025211

CHICAGO TITLE
620025211

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jerrick Huckaby and Shelby Huckaby, 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 Justin M. Ward and April M. Ward, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:

Tract A of SKAGIT COUNTY SHORT PLAT NO. 28-77, approved June 12, 1977 and recorded
June 14, 1977 under Auditor's File No. 858325 in Book 2 of Short Plats, page 71, records of Skagit
County, Washington; being a portion of Tract 16 of PLAT OF BURLINGTON ACREAGE
PROPERTY, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of
Skagit County, Washington;

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P62381 / 3867-000-016-0305

Subject to:

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

Dated: October 1, 2015

Jerrick Huckaby

Shelby Huckaby

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20154055
OCT 02 2015

Amount Paid \$4,802.10
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED

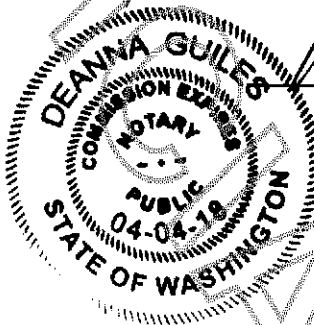
(continued)

STATE of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Jerrick Huckaby and Shelby Huckaby
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: October 2, 2015



Deanna Guiles
Name: Deanna Guiles
Notary Public in and for the State of: Washington
Residing at: Marysville
My appointment expires: 4/4/2018

EXHIBIT "A"
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. 28-77:

Recording No: 858325

2. Assessments, if any, levied by City of Burlington.
3. 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.