

When recorded return to:

Richard W. Waits and Jennifer N. Pratt
300 Coates Lane
Sedro Woolley, WA 98284



201510150114

Skagit County Auditor

\$75.00

10/15/2015 Page

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3 3:52PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620025139

CHICAGO TITLE

620025139

STATUTORY WARRANTY DEED

THE GRANTOR(S) Wesley Kilcup, as his separate estate and Kristine Kilcup, who acquired title as Kristine B. Storle, as her 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 Richard W. Waits and Jennifer N. Pratt, husband and wife

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

Lot 16, 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): P110918 / 4689-000-016-0000

2015 4227
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated: October 13, 2015

OCT 15 2015

Amount Paid \$ 4366.00
By Skagit Co. Treasurer
Deputy

Wesley Kilcup

Kristine Kilcup

STATUTORY WARRANTY DEED

(continued)

State of WA
Spokane County of Spokane
Wm

I certify that I know or have satisfactory evidence that Wesley Kilcup and Kristine Kilcup are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument

Dated: 10/14/15



Name: [Signature]
Notary Public in and for the State of WA
Residing at: Sedro Woolley
My appointment expires: 6/19/17

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
For: Underground electric system, together with necessary appurtenances
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 & Light Company
For: Electric system, together with necessary appurtenances
Affects: The exact location and extent of said easement is not disclosed of record
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 31, 1948
Auditor's No(s): 445111, records of Skagit County, Washington
For: Drainage ditch
Affects: 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