



201511030060

When recorded return to:
Bonnie J. Howard
Patricia J. Drogsvold
23591 Main Street
Mount Vernon, WA 98273

Skagit County Auditor \$74.00
11/3/2015 Page 1 of 2 3:44PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow Order: 620025397

CHICAGO TITLE
620025397 STATUTORY WARRANTY DEED

THE GRANTOR(S) Shane L. Huffaker and Kristine Huffaker, 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 Bonnie J. Howard, an unmarried person and Patricia J.
Drogsvold, an unmarried person

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

Lots 9 through 16, inclusive, Block 8 and Lots 1 through 6, inclusive, Block 9, all in the Plat of Town
of McMurray, Skagit County, Washington, as per plat recorded in Volume 2 of plats, page 107,
records of Skagit County, Washington.

Together with those ~~portions~~ ^{portions} of vacated Walnut Street abutting thereon which ~~have~~ ^{have} reverted to said
premises by operation of law.

Except the North 190 feet thereof as measured parallel with the North line thereof.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P75094 / 4145-008-016-0003,

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620025397, Schedule B, Special Exceptions, which are attached hereto.

Dated: October 28, 2015

Shane L. Huffaker

Kristine Huffaker

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20154530
NOV 03 2015

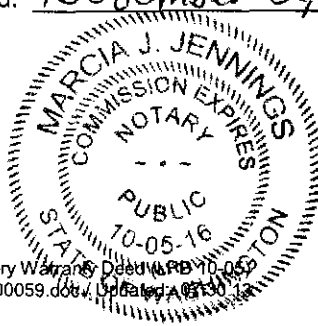
State of Washington
County of Skagit

Amount Paid \$ 3262.⁴⁰
Skagit Co. Treasurer
By Tom Deputy

I certify that I know or have satisfactory evidence that Shane L. Huffaker and Kristine Huffaker are the
person(s) who appeared before me, and said person(s) acknowledged that they signed this of
instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned
in this instrument.

Dated: November 2, 2015

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. Any irregularities, reservations, easements or other matters in the proceedings occasioning the abandonment or vacation of the street/road shown below:

Name: Walnut Street

2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: April 7, 1983
Recording No.: 8304070018
Matters shown: Fence

3. Skagit County Planning & Development Services Letter of November 5, 2007 re: Conditional Use Permit PL99-0443;

Recording Date: November 15, 2007
Recording No.: 200711150099

4. Skagit County Planning & Permit Center, including the terms, covenants and provisions thereof;

Recording Date: October 8, 1999
Recording No.: 199910080008

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution system and appurtenances thereto
Recording Date: September 28, 1999
Recording No.: 199909280087
Affects: Portion of said premises

6. Plat Lot of Record Certification, including the terms, covenants and provisions thereof;

Recording Date: February 26, 2007 and November 13, 2007
Recording No.: 200702260201 and 200711130190

7. Covenants, conditions, easements and restrictions, contained in the following instrument;

Recording Date: July 30, 2007
Recording No.: 200707300157

8. 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.