



201511250090

When recorded return to:
Marcia Jennings
Chicago Title Company of Washington
425 Commercial St
Mount Vernon, WA 98273

Skagit County Auditor \$74.00
11/25/2015 Page 1 of 2 11:45AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620025808

CHICAGO TITLE
620025808 STATUTORY WARRANTY DEED

THE GRANTOR(S) Gregory W. Brue and Cheryl A. Brue, 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 Krieger Real Estate Inc., a Washington corporation
the following described real estate, situated in the County of Skagit, State of Washington:

Tract 28, "Rolling Ridge Estates No. 5," according to the plat thereof, recorded in Volume 15 of
Plats, Pages 105 and 106, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P104356 / 4607-000-028-0007

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620025808, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: November 23, 2015

Gregory W. Brue

Cheryl A. Brue

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20154791

NOV 25 2015

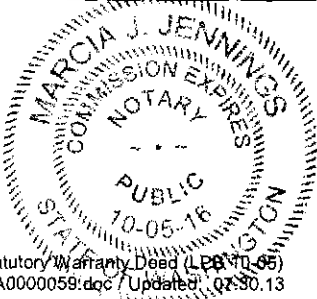
Amount Paid \$ 1251.00

Skagit Co. Treasurer
By HB Deputy

State of Washington
County _____ of Skagit

I certify that I know or have satisfactory evidence that
Gregory W. Brue and Cheryl A. Brue
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: November 24, 2015



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

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. 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 **PLAT OF ROLLING RIDGE ESTATES NO. 5:**
Recording No.: 9308270020
2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document
Recording Date: March 18, 1986
Recording No.: 711398
3. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document
Recording Date: August 27, 1993
Recording No.: 9308270021
4. Exceptions and reservations as contained in instrument;
Recording Date: July 6, 1903
Recorded In.: Volume 51 of Deeds, Page 104
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: December 6, 1965
Recording No.: 675646
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound & Baker River Railroad Company
Purpose: Railroad right-of-way
Recording Date: July 30, 1907
Recording No.: 63336
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: PUD No. 1
Purpose: Water pipeline
Recording Date: August 18, 1995
Recording No.: 9508180044
8. Plat Lot of Record Certification including the terms, covenants and provisions thereof
Recording Date: October 20, 2015
Recording No.: 201510200055
9. Title Notification - Special Flood Hazard Area including the terms, covenants and provisions thereof
Recording Date: October 29, 2015
Recording No.: 201510290032
10. City, county or local improvement district assessments, if any.
11. 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.