



201512170021

Skagit County Auditor
12/17/2015 Page 1 of 4 1:49PM \$76.00

When recorded return to:
Beverly J. Holden
714 Cultus Mountain Drive
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620025812

CHICAGO TITLE 620025812

STATUTORY WARRANTY DEED

THE GRANTOR(S) James R. Hicks, who acquired title as Jimmy R Hicks and Kathryn B. Hicks, 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 Beverly J. Holden, a single woman as her separate estate

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

Lot 33, Amended Plat of Mountain View Estates, according to the plat thereof, recorded in Volume 14 of plats, page 198, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P90644 / 4539-000-033-0007

Subject to:

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

Dated: December 15, 2015

James R. Hicks

Kathryn B. Hicks

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20155085
DEC 17 2015**

Amount Paid \$ 4624.10
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED
(continued)

State of WA
County of S King

I certify that I know or have satisfactory evidence that
James R Hicks and Kathryn B Hicks
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: 12-15-15

Cassandra M Mitchell
Name: Cassandra M Mitchell
Notary Public in and for the State of WA
Residing at: MT Verno,
My appointment expires: 3-10-17

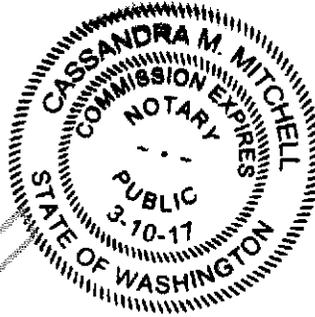


EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, created by instrument(s);
Recorded: December 17, 1956
Auditor's No(s): 545339, records of Skagit County, Washington
In favor of: Cascade Natural Gas
For: Construct, maintain and operate pipeline
Affects: 30 feet right-of-way
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 27, 1982
Auditor's No(s): 8210270042, records of Skagit County, Washington
In favor of: Cascade Natural Gas Corp.
For: Construction, operation, and maintenance of pipeline
3. 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 Amended Plat of Mountain View Estates:

Recording No: 9110040031
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 26, 1935
Auditor's No(s): 267764, records of Skagit County, Washington
In favor of: Drainage District No. 14
For: Drainage ditch purposes
Affects: A 50-foot wide strip of land
5. Covenants, conditions, assessments, 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: February 26, 1935
Recording No.: 267764
6. Covenants, conditions, assessments, 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: November 21, 1990
Recording No.: 9011210045
7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: November 21, 1990
Auditor's No.: 9011210045, records of Skagit County, Washington
Imposed By: Mountain View Estates Homeowner's Association
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Sedro-Woolley.
10. Assessments, if any, levied by Mountainview Estates Homeowner's Association.

EXHIBIT "A"
Exceptions
(continued)

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.