



201602020078

Skagit County Auditor \$74.00
2/2/2016 Page 1 of 2 11:37AM

When recorded return to:
Michael Paul Sanders and Theresa Sophia Sanders
14022 Dodge Valley Road
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620026212

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 347
FEB 02 2016

Amount Paid \$ 6057.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

CHICAGO TITLE
620026212

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jerry J. Garrison and Carrie M. Garrison, 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 Michael Paul Sanders and Theresa Sophia Sanders, husband
and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Tract 6, STERLING PLACE, according to the plat thereof, recorded in Volume 16 of Plats, pages
13 and 14, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P107092 / 4641-000-006-0005.

Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: January 29, 2016

Jerry J. Garrison

Jerry J. Garrison
Carrie M. Garrison

Carrie M. Garrison

State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that Jerry J. Garrison
& Carrie M. Garrison
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/hen/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: February 1, 2016

Martin E. Lehr

Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-19



EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 26, 1994
Auditor's No(s): 9405260010, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

2. 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 STERLING PLACE

Recording No: 9412010072

3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: February 8, 1995
Auditor's No(s): 9502060048, records of Skagit County, Washington

4. Agreement, including the terms and conditions thereof; entered into;
By: David Rapella
And Between: David and Lynda Graves
Recorded: March 16, 2004
Auditor's No.: 200403160032, records of Skagit County, Washington
Providing: License to use a portion of Lot 6, Sterling Place

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

Recording Date: April 25, 2013
Recording No.: 201304250085
Matters shown: Encroachment of a fence along the Northwesterly line of said premises by an undisclosed amount

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.