

**When recorded return to:**

Andrew R. Wigginton and Lindsay A. Wigginton  
4816 Cypress Drive  
Anacortes, WA 98221



201603110086

Skagit County Auditor

\$75.00

3/11/2016 Page

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3 3:31PM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620026359

**CHICAGO TITLE**  
**620026359**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Chad D. Hinkley and Carla Hinkley, 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 Andrew R. Wigginton and Lindsay A. Wigginton, husband and wife

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

Lot 17, WOODRIDGE ESTATES, according to the plat thereof recorded in Volume 16 of Plats, pages 184 through 186, records of Skagit County, Washington;

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P111866 / 4699-000-017-0000.

Subject to:

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

Dated: March 4, 2016

Chad D. Hinkley

Carla Hinkley

2016808  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 11 2016

Amount Paid \$ 16008.99  
Skagit Co. Treasurer  
By MF Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

county of SKAGIT

I certify that I know or have satisfactory evidence that

Chad D. Hinkley and Carla Hinkley

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 10, 2016

Kathryn A. Freeman

Name: Kathryn A. Freeman

Notary Public in and for the State of WA

Residing at: Snohomish Co.

My appointment expires: 9-01-2018

KATHERYN A. FREEMAN  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 9-01-2018

**EXHIBIT "A"**  
Exceptions

1. 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 PLAT OF WOODRIDGE ESTATES:

Recording No: 9708260012

2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: April 17, 1969 and October 29, 1969  
Auditor's No(s): 725479 and 732441, records of Skagit County, Washington  
In favor of: Port of Anacortes  
For: Unobstructed passage of aircraft over said premises
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: August 26, 1997  
Auditor's No(s): 9708260013, records of Skagit County, Washington  
Executed By: Homestead NW Dev. Co., a Washington corporation
4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: August 26, 1997  
Auditor's No(s): 9708260013, records of Skagit County, Washington  
Imposed By: Woodridge Estates Owners Association

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.