

When recorded return to:

Douglas L. Rickels and Kimberley S. Rickels
19931 County Line Road
Stanwood, WA 98292



201603230042

Skagit County Auditor

\$75.00

3/23/2016 Page

1 of

3 11:49AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 620026390

CHICAGO TITLE

620026390

STATUTORY WARRANTY DEED

THE GRANTOR(S) David J. Sheridan and Marcella G. Sheridan, 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 Douglas L. Rickels and Kimberley S. Rickels, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lots 1 and 4, SKAGIT COUNTY SHORT PLAT NO. PL04-0881, approved June 2, 2005, recorded
June 3, 2005, under Auditor's File No. 200506030115, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P122786 / 330432-4-006-0203, P122789 / 330432-4-006-0500

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2016 958

MAR 23 2016

\$9260.11

Statutory Warranty Deed (LPB 10-05)
WA0000816.doc / Updated: 07.30.13

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Amount Paid \$

Skagit Co. Treasurer

By **HP**

Deputy

WA-CT-FNRV-02150.624676-620026390

STATUTORY WARRANTY DEED
(continued)

Dated: March 14, 2016

David J. Sheridan

David J. Sheridan

Marcella G. Sheridan

Marcella G. Sheridan

State of Washington
County of Shoshonish

I certify that I know or have satisfactory evidence that

David J. Sheridan and Marcella G. Sheridan
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: MARCH 15, 2016

Jennifer Tweten
Name: Jennifer Tweten
Notary Public in and for the State of Washington
Residing at: Stanwood, WA
My appointment expires: 11-10-2018

Notary Public
State of Washington
JENNIFER TWETEN
My Appointment Expires Nov 10, 2018

EXHIBIT "A"

Exceptions (continued)

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

Granted to: S.O. Lean
Purpose: Private road right of way
Recording Date: May 31, 1906
Recording No.: 57422
Affects: West 16 feet

2. 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 SKAGIT COUNTY SHORT PLAT NO. 59-75:

Recording No: 892752

3. 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 SKAGIT COUNTY SHORT PLAT NO. PL04-0881:

Recording No: 200506030115

4. Plat Lot of Record Certification and the terms and condition thereof

Recording Date: July 1, 2005
Recording No.: 200507010135