

When recorded return to:  
James P. Kennedy and Julia E. Kennedy  
12308 5th Ave NE  
Seattle, WA 98125



201603250107  
Skagit County Auditor  
3/25/2016 Page 1 of 3 4:04PM \$75.00

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620026182

CHICAGO TITLE

620026182

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Bearrach McMonagle, an unmarried individual as their separate estate and Jennifer Glyzinski, an unmarried person as their separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to James P. Kennedy and Julia E. Kennedy, husband and wife

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

Lot 1 of Little Mountain Acres Short Plat Number PL 15-099, recorded under Skagit County Auditor's file number 201602290185, being a portion of Lot 63, Forest Estates, Plat No. 2, according to the plat thereof, recorded in Volume 8 of plats, pages 101 and 102, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P65481 / 3915-000-063-0002,

Subject to:

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

Dated: March 11, 2016

Bearrach McMonagle

Jennifer Glyzinski

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
201601016  
MAR 25 2016

Amount Paid \$ 1420.10  
Skagit Co. Treasurer  
By *nam* Deputy

STATUTORY WARRANTY DEED

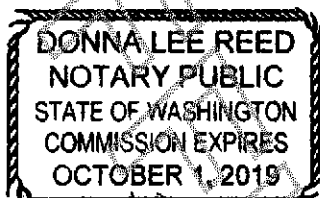
(continued)

State of WASHINGTON

County of Skagit

I certify that I know or have satisfactory evidence that Berrach McMonagle is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3/24/16



Donna Lee Reed  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Marysville, WA  
My appointment expires: 10/1/2019

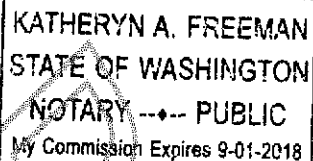
State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that Jennifer Glyzinski is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 14, 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



## 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 Forest Estates, Plat No. 2:

Recording No: Volume 8, pages 101 and 102

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 Skagit County Short Plat Number PL15-099:

Recording No: 201602290185

3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by City of Mount Vernon.