

When recorded return to:
Steven A. Nguyen
915 South 20th Street
Mount Vernon, WA 98274



201604060053
Skagit County Auditor \$75.00
4/6/2016 Page 1 of 3 1:50PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026391

CHICAGO TITLE
620026391

STATUTORY WARRANTY DEED

THE GRANTOR(S) Krieger Real Estate Inc., a Washington corporation and LaVerne Krieger, an unmarried woman, as her 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 Steven A. Nguyen, an unmarried person

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

Lot 15, Block 3, Albert Balch's Wedgwood, according to the plat recorded in Volume 7 of plats, page 24, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P54763, 3766-003-015-0005

Subject to:

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

Dated: April 1, 2016

Krieger Real Estate Inc.

BY: William Krieger
William Krieger
President

BY: Jannette Krieger
Jannette Krieger
Vice President

LaVerne Krieger
LaVerne Krieger

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016/213
APR 06 2016

Amount Paid \$ 3743.00
Skagit Co. Treasurer
By ham Deputy

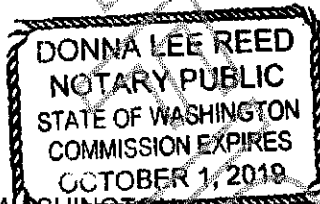
STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that William Krieger and Jannette Krieger are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as President and Vice President, respectively, of Krieger Real Estate Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4/5/16



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 LaVerne Krieger is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/5/16

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

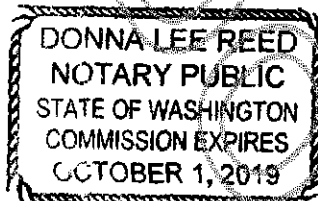


EXHIBIT "A"
Exceptions

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

Granted to:	City of Mount Vernon, Washington
Purpose:	Sewer
Recording Date:	January 25, 1955
Recording No.:	512247
Affects:	Portion of said premises and other property
2. Covenants, conditions, 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 3, 1955
Recording No.:	512718
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line
Recording Date:	November 8, 1974
Recording No.:	809833
Affects:	Portion of said premises and other property
4. Assessments, if any, levied by City of Mount Vernon.
5. City, county or local improvement district assessments, if any.