

When recorded return to:
Bret Bryan and Sandra Bryan
409 North 30th Street
Mount Vernon, WA 98273



201604060055

Skagit County Auditor \$75.00
4/6/2016 Page 1 of 3 1:51PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026305

CHICAGO TITLE
620026305 STATUTORY WARRANTY DEED

THE GRANTOR(S) Debra A. Bell, an unmarried person, 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 Bret Bryan and Sandra Bryan , Husband and Wife

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 40, PLAT OF SKAGIT ORCHARDS, according to the plat thereof, recorded September 24,
2001, under Auditor's File No. 200109240161, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P118382 / 4781-000-040-0000

Subject to:

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

Dated: March 31, 2016

Debra A. Bell
Debra A. Bell

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20161214
APR 06 2016

Amount Paid \$ 4615.²⁶
Skagit Co. Treasurer
By *hmm* Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Debra A. Bell 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: 4/2/16

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

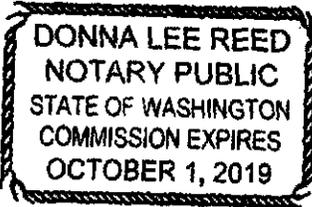


EXHIBIT "A"
Exceptions

1. 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 PLAT OF SKAGIT ORCHARDS:

Recording No: 200109240161

2. Terms and conditions of Variance No. PP 00 0567;
Recorded: January 26, 2001
Auditor's No.: 200101260088, records of Skagit County, Washington
Providing: Approval of preliminary plat of "Skagit Orchards"
3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;
Recorded: March 12, 2002
Auditor's No(s): 200203120075, records of Skagit County, Washington
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by City of Mount Vernon.