

When recorded return to:
Chris M. Kading and Charlene M. Kading
17073 Avon Street
Mount Vernon, WA 98273



201604220117

Skagit County Auditor \$75.00
4/22/2016 Page 1 of 3 1:56PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026707

CHICAGO TITLE
620026707 **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Vernon G. Nansel and Kathleen A. Nansel, 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 Chris M. Kading and Charlene M. Kading, husbnd and wife

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 3, PLAT OF AVON TRACTS, according to the plat thereof recorded in Volume 12 of Plats,
page 50, records of Skagit County, Washington;

TOGETHER WITH that portion of Lot 1, PLAT OF AVON TRACTS, according to the plat thereof
recorded in Volume 12 of Plats, page 50, records of Skagit County, Washington, lying East of a
line drawn North 00°36'35" East from the Northwest corner of Lot 3 of said Plat of Avon Tracts and
lying West of a line drawn North 00°36'35" East from the Northeasterly corner of Lot 3 of said Plat
of Avon Tracts.

Situated in Skagit County, Washington.
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P81345 / 4394-000-003-0000, P81343 / 4394-000-001-0203,

Subject to:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: April 13, 2016

Vernon G. Nansel

Vernon G. Nansel
Kathleen A. Nansel

Kathleen A. Nansel

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20161504
APR 22 2016
Amount Paid \$ 6439.⁷⁰
Skagit Co. Treasurer
By *Trubm* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Wash

County of Skagit

I certify that I know or have satisfactory evidence that Vernon G. Nansel + Kathleen A. Nansel 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: 4-13-16

[Signature]
Name: Teddy J. Crain
Notary Public in and for the State of WASH
Residing at: Orley St
My appointment expires: 1-19-19



UNRECORDED
STATUTORY WARRANTY DEED DOCUMENT

EXHIBIT "A"
Exceptions

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 AVON TRACTS:

Recording No: 7902270057

2. Title Notification - Property Adjacent to Designated Natural Resource Lands including the terms, covenants and provisions thereof

Recording Date: February 19, 1997

Recording No.: 9702190034

3. City, county or local improvement district assessments, if any.