

When recorded return to:

John Roger Hamlin and Kimberlie Kay Hamlin
4918 Monte Vista Place
Mount Vernon, WA 98273



201604250157

Skagit County Auditor

\$76.00

4/25/2016 Page

1 of

4 1:29PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026549

CHICAGO TITLE

620026549

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jonathan D. Westra and Karen L. Westra, 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 John Roger Hamlin and Kimberlie Kay Hamlin, a married couple

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

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

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


Lot(s): 2 Short Plat No. MV-9-76


Tax Parcel Number(s): P67502 / 3956-000-015-0100

Subject to:

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

Dated: April 24, 2016


Jonathan D. Westra


Karen L. Westra

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20161532

APR 25 2016

Amount Paid \$

Skagit Co. Treasurer

By  Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jonathan D. Westra and Karen L. Westra are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/24/16

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Wash. St. 16, WA
My appointment expires: 10/1/2019

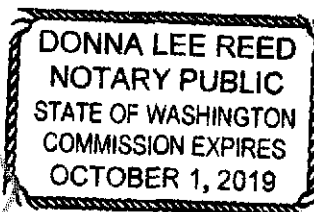


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P67502 / 3956-000-015-0100

Tract 2 of MOUNT VERNON SHORT PLAT NO. MV-9-76, in Section 15, Township 34 North, Range 4 East of the Willamette Meridian, approved January 23, 1976 and recorded in Volume 1 of Short Plats, page 106, under Auditor's File No. 829864, records of Skagit County, Washington; being Lot 15 of Monte Vista Terrace Addition to Skagit County, Washington, according to the plat thereof recorded in Volume 8 of Plats, pages 20 and 21, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Mineral rights as reserved to W.M. Lindsey and Emma J. Lindsey, husband and wife, said mineral rights are not vested in Skagit County.
2. Covenants, conditions, and restrictions contained in instrument(s), 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: August 25, 1961
Auditor's No(s): 611564, records of Skagit County, Washington
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: July 6, 1977
Auditor's No(s): 859940, records of Skagit County, Washington
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 5, 1964
Auditor's No(s): 650101, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A strip of land the exact width and location of which is not disclosed on the record, being described as staked and as constructed
5. Covenants, conditions, restrictions, easements and provisions for assessments contained in Short Plat No. MV-9-76 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: January 23, 1976
Auditor's No(s): 829864, records of Skagit County, Washington
6. Notes contained on the face of Short Plat No. MV-9-76, as follows:
 - A. Water supply – Water of sufficient quantity and quality will be available to this tract of land from Public Utility District no. 1.
 - B. Sewage Disposal – Sewer service will be available to this tract by local improvement district No. 229.
 - C. Existing zoning classification – RA.
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Mount Vernon.