



201605060006

Sagit County Auditor

\$76.00

5/6/2016 Page

1 of

4 9:03AM

WHEN RECORDED RETURN TO:

Joshua Culp and Natalie Culp
1606 25th Street
Anacortes, WA 98221

GUARDIAN NORTHWEST TITLE CO.

DOCUMENT TITLE(S):
Special Warranty Deed

A111074

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR:

The Secretary of Housing and Urban Development, its successors and/or assigns

GRANTEES:

Joshua W. Culp and Natalie H. Culp, husband and wife

ABBREVIATED LEGAL DESCRIPTION:

Lot 4, View Heights

TAX PARCEL NUMBER(S):

P78276, 4210-000-004-0004

When recorded return to:
Joshua Culp and Natalie Culp
1606 25th Street
Anacortes, WA 98221

Order No. A111074

SPECIAL WARRANTY DEED
(Not Statutory)

THE GRANTOR(S) **The Secretary of Housing and Urban Development, its successors and/or assigns** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, bargains, sells, and conveys to **Joshua Culp and Natalie Culp, husband and wife** the following described estate, situated in the County of Skagit, State of Washington:

Lot 4, View Heights" as per plat recorded in Volume 10 of Plats, page 45, records of Skagit County, Washington. ↘

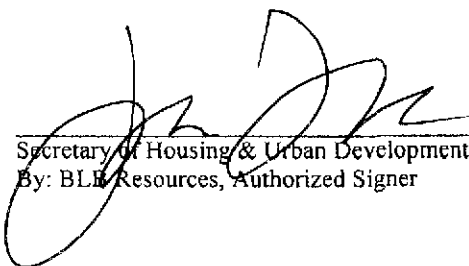
Situate in the City of Anacortes, County of Skagit, State of Washington.

Tax Parcel Number(s) : P78276, 4210-000-004-0004

Subject to: **The Secretary of Housing and Urban Development (Seller) agrees to sell the property at the price and terms set forth herein, and to prepare a deed containing a covenant which warrants against the acts of the Seller and all claiming by, through or under him.**

"This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto."

Dated: 5/2/16


Secretary of Housing & Urban Development
By: BLE Resources, Authorized Signer

Jason Tobin
Authorized Agent

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20161780
MAY 06 2016

Amount Paid \$60
Skagit Co. Treasurer
By *MEM* Deputy

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

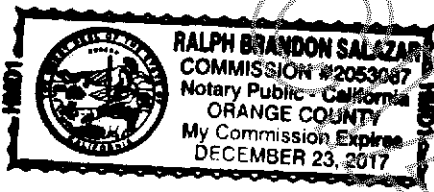
STATE OF California }
COUNTY OF Orange } SS:

I certify that I know or have satisfactory evidence that Jason Tobin is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it as the Authorized Agent of HUD, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 5/2/16

[Signature]

Notary Public in and for the State of California
Residing at Santa Ana
My appointment expires: 12/23/2017



UNOFFICIAL DOCUMENT

EXHIBIT A

EXCEPTIONS:

A. EASEMENTS AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: March 30, 1927
Recorded: April 5, 1927
Auditor's No.: 202582 (Volume 142, Page 636)
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;
Location: The exact location of said line is not disclosed

B. EASEMENTS AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: August 17, 1973
Recorded: September 11, 1973
Auditor's No.: 790624
Purpose: Underground electric system
Area Affected: 7 foot strip on the front lot lines of the subject plat

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: April 16, 1973
Recorded: June 6, 1973
Auditor's No.: 786035
Executed By: Custom Construction and Development Co., Inc.

D. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of View Heights
Recorded: July 11, 1973
Auditor's No.: 787817