

When recorded return to:
Lindsey DuToit
700 North 8th Street
Mount Vernon, WA 98273



201605110041

Skagit County Auditor \$75.00
5/11/2016 Page 1 of 3 3:51PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026604

CHICAGO TITLE

620026604

STATUTORY WARRANTY DEED

THE GRANTOR(S) Danny O'Brien and Molly O'Brien, 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 Lindsey DuToit, an unmarried person

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

Lot 5, Block 8, Pape's Addition to the City of Mt. Vernon, according to the plat thereof, recorded in
Volume 3 of plats, page 59, records of Skagit County, Washington.

Together with that portion of vacated Spruce Street that attaches to said property by operation of
law as set forth in Vacation Ordinance No. 3211, recorded October 21, 2004, under Auditor's File
No. 200410210018, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P54067 / 3750-008-005-0004

Subject to:

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

Dated: April 28, 2016

Danny O'Brien

Molly O'Brien

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20161850
MAY 11 2016

Amount Paid \$ 5434.
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED

(continued)

State of

Wash

County of

Skagit

I certify that I know or have satisfactory evidence that

Danny O'Brien & Molly O'Brien

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:

5-9-14

Name:

Notary Public in and for the State of

Residing at:

My appointment expires:

1-19-19

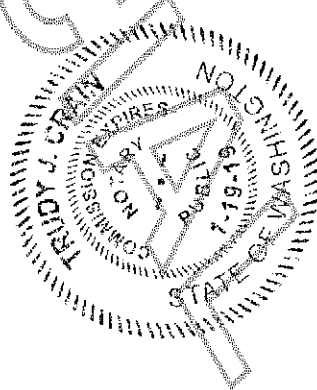


EXHIBIT "A"
Exceptions

1. Public and private easements, if any, over vacated portion of said premises.
2. Easement, including the terms and conditions thereof, reserved by instrument(s);
Recorded: July 28, 2004
Auditor's No(s): 200410210018, records of Skagit County, Washington
In favor of: City of Mount Vernon, Public Utility District No. 1 of Skagit County, Puget
Sound Energy and Cascade Natural Gas Corp.
For: Utility systems, lines and telecommunications facilities
Affects: Vacated portion of said premises
3. Notice contained in deed

Recording Date: November 30, 2007
Recording No.: 200711300085
Regarding: Skagit County Right to Farm Ordinance

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.