

AFTER RECORDING MAIL TO:

Olympic Escrow, Inc
427 N. Olympic Ave
Arlington, WA 98223

ESC #16040076LC

CHICAGO TITLE
620027031



201605160146

Skagit County Auditor

\$76.00

5/16/2016 Page

1 of

4 1:57PM

STATUTORY WARRANTY DEED

Escrow No. 16040076LC
Title Order No. 620027031

THE GRANTOR(S) Charlene Rae Fox, an unmarried person and Terra Jean Simpson, an unmarried person, as Sole Heirs of **KEITH GORDON SIMPSON, Deceased**

for and in consideration of **Ten Dollars** and other good and valuable consideration

in hand paid, conveys, and warrants to Charlene Rae Fox, an unmarried person and Terra Jean Simpson, an unmarried person, each as to an undivided 50% interest

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

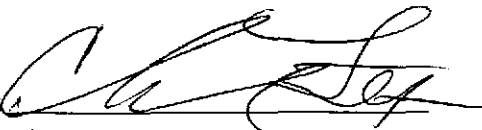
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Abbreviated Legal: (Required is full legal not inserted above) PTN Lot 11, Block 2 Southern Add to Mt. Vernon and Ptn NE NE, 30-34-04

Tax Parcel Number(s): P28938 & P28939 & P54302

Subject to: All easements, restrictions, reservations, conditions, covenants and agreements of record, if any, along with those delineated in Preliminary Title Commitment 620027031, issued by Chicago Title Insurance Company, and set forth in Exhibit B attached hereto and by this reference made a part thereof.

Dated: May 13, 2016

BY: 
Charlene Rae Fox


Terra Jean Simpson

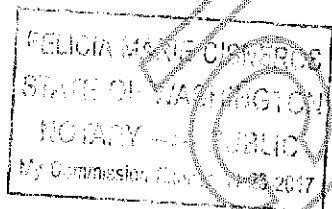
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 1920
MAY 16 2016

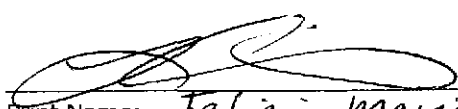
Amount Paid \$ 2,375.96
Skagit Co. Treasurer
By *man* Deputy

STATE OF Washington)
)-ss
COUNTY OF Snohomish)

I certify that I know or have satisfactory evidence that Charlene Rae Fox,
~~is~~are the person(s) who appeared before me, and said person(s) acknowledged that he/~~she~~they signed
this instrument, on oath stated that he/~~she~~they ~~is~~are authorized to execute the instrument and
acknowledged it as the Heir of Keith Gordon Simpson, deceased
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this
instrument.

Dated: 05/13/16

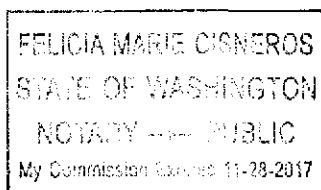



Print Name: Felicia Marie Cisneros
Notary Public in the State of Washington
Residing at: Arlington
My appointment expires 11-28-2017

STATE OF Washington)
)-ss
COUNTY OF Snohomish)

I certify that I know or have satisfactory evidence that Terra Jean Simpson,
~~is~~are the person(s) who appeared before me, and said person(s) acknowledged that he/~~she~~they signed
this instrument, on oath stated that he/~~she~~they ~~is~~are authorized to execute the instrument and
acknowledged it as the Heir of Keith Gordon Simpson, deceased
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this
instrument.

Dated: 05/14/16



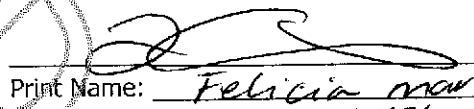

Print Name: Felicia Marie Cisneros
Notary Public in the State of Washington
Residing at: Arlington
My appointment expires 11-28-2017

EXHIBIT "A"

PARCEL A:

The South 15 feet of Lot 11, Block 2, PLAT OF THE SOUTHERN ADDITION TO MT. VERNON, according to the plat thereof, recorded in Volume 2 of Plats, page 110, records of Skagit County, Washington.

PARCEL B:

That portion of the Northeast Quarter of the Northeast Quarter of Section 30, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the West side of 3rd Street in Plat of the Southern Addition to Mt. Vernon, according to the plat thereof recorded in Volume 2 of Plats, page 110, records of Skagit County, Washington, said point being 330 feet South of the section line between Sections 19 and 30, Township 34 North, Range 4 East of the Willamette Meridian;

Thence South a distance of 110 feet;

Thence West a distance of 100 feet;

Thence North a distance of 110 feet;

Thence East a distance of 100 feet to the point of beginning.

ALL situated in Skagit County, Washington.

EXHIBIT "B"

Easement, including the terms and conditions thereof, reserved by instrument;
Recorded: October 9, 1908
Auditor's No.: 69848, records of Skagit County, Washington
For: Driveway
Affects: Parcel A

Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 5, 1909
Auditor's No.: 74870, records of Skagit County, Washington
In favor of: Skagit Valley Water Company
For: Water main
Affects: The South 5 feet of Parcel A

Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 31, 1916
Auditor's No.: 114913, records of Skagit County, Washington
In favor of: City of Mount Vernon
For: Sewer line
Affects: Parcel B

Note: Exact location and extent of easement is undisclosed of record.

Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 31, 1916
Auditor's No.: 114915, records of Skagit County, Washington
In favor of: City of Mount Vernon
For: Sewer line
Affects: The North 50 feet of Parcel B

Easement, including the terms and conditions thereof, granted by instrument;
Recorded: April 20, 1927
Auditor's No.: 203001, records of Skagit County, Washington
In favor of: Home Water Ice Company
For: Water line
Affects: 5 foot right-of-way across Parcel A

Easement, including the terms and conditions thereof, granted by instrument;
Recorded: May 7, 1931
Auditor's No.: 243179, records of Skagit County, Washington
In favor of: City of Mount Vernon
For: Sewer line
Affects: 12 foot right-of-way across Parcel A

Assessments, if any, levied by City of Mount Vernon.

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