

**When recorded return to:**

Adrienne Elizabeth Nydegger and Kyle Lloyd  
Nydegger  
27420 Minkler Road  
Sedro Woolley, WA 98284



201605170076

Skagit County Auditor

\$75.00

5/17/2016 Page

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3 1:58PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620026567

**CHICAGO TITLE**

620026567

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Susan Racanello, a single person, as her separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Adrienne Elizabeth Nydegger and Kyle Lloyd Nydegger, a  
married couple

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

Lot 10, KALLSTROM'S VIEW MOOR PLAT, according to the plat thereof, recorded in Volume 8 of  
Plats, page 8, records of Skagit County, Washington,

TOGETHER WITH that portion of adjacent Sunrise Street as vacated by Final Order of Vacation,  
recorded January 25, 2002, under Skagit County Auditor's File No. 200201250014, records of  
Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P66243 / 3934-000-010-0003,

Subject to:

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

Dated: May 6, 2016

  
Susan Racanello

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016-1938

MAY 17 2016

Amount Paid \$ 2,052.00  
Skagit Co. Treasurer  
By *man* Deputy

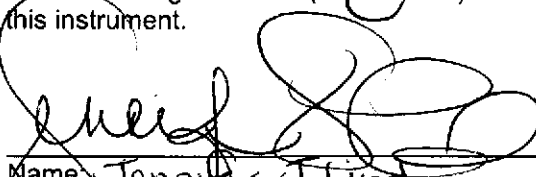
STATUTORY WARRANTY DEED  
(continued)

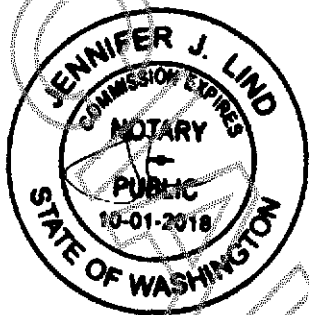
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Susan Racanelli  
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: 5-16-16

  
Name: Jennifer J. Lind  
Notary Public in and for the State of WA  
Residing at: Bow  
My appointment expires: 10/01/18



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, reserved by instrument(s);  
Recorded: August 14, 1969  
Auditor's No(s): 584355, records of Skagit County, Washington  
In favor of: Thomas Shane and Marlene D. Shane, husband and wife  
For: Construction, maintenance and repair of electrical utility line  
Note: Exact location and extent of easement is undisclosed of record.
2. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document  
  
Recording Date: October 13, 1960  
Recording No.: 599785  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording Date: August 6, 2003  
Recording No.: 200308060098 and 200308060099
3. Public and private easements, if any, over vacated portion of said premises.
4. Terms, conditions, and restrictions of that instrument entitled Sandfilter Mound Fill System Installation Conditional Agreement;  
Recorded: September 1, 1987  
Auditor's No(s): 8709010048, records of Skagit County, Washington
5. Agreement and Easement including the terms, covenants and provisions thereof  
  
Recording Date: March 25, 2002  
Recording No.: 200203250243
6. Plat Lot of Record Certification including the terms, covenants and provisions thereof  
  
Recording Date: July 30, 2014  
Recording No.: 201407300083
7. City, county or local improvement district assessments, if any.

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.