

When recorded return to:

Arlyn Livingston and Kristine Livingston
602 & 604 Redwood Lane 4970 Robinwood LN
Sedro Woolley, WA 98284



201606020050

Skagit County Auditor

\$76.00

6/2/2016 Page

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4 1:28PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027379

CHICAGO TITLE

620027379

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard R. Parker and Maureen G. Parker, 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 Arlyn Livingston and Kristine Livingston, 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): 3 SEDRO-WOOLLEY SHORT PLAT NO SW-08-95

Tax Parcel Number(s): P107860 / 350519-0-074-0300

Subject to:

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

Dated: June 1, 2016

Richard R. Parker

Richard R. Parker

Maureen G. Parker

Maureen G. Parker

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20162234
JUN 02 2016

Amount Paid \$ 4277.⁰⁰
Skagit Co. Treasurer
By [Signature] Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Richard R. Parker and Maureen G. Parker 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:

June 1, 2016

Name:

Kathryn A. Freeman

Notary Public in and for the State of WA

Residing at:

Spokane, WA

My appointment expires:

9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P107860 / 350519-0-074-0300

Lot 3, SEDRO-WOOLLEY SHORT PLAT NO. SW-08-95, approved October 19, 1995, and recorded October 19, 1995, in Volume 12 of Short Plats, page 36, under Auditor's File No. 9510190110, records of Skagit County, Washington; being a portion of Government Lot 3, Section 19, Township 35 North, Range 5 East of the Willamette Meridian.

TOGETHER WITH an undivided one-half interest in Tract A (Private Street) of said Short Plat No. SW 08-95, as shown on the face of said Short Plat.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, 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, 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, as set forth on Sedro Woolley Short Plat No SW-08-95:

Recording No: 9510190110

2. Covenants, conditions, restrictions, easements and agreement contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: October 19, 1995
Auditor's No(s): 9510190111, records of Skagit County, Washington
Executed By: John L. and Dolores A. Abenroth

3. Agreement, including the terms and conditions thereof; entered into;
By: John L. Abenroth and Dolores A. Abenroth, husband and wife
And Between: City of Sedro Woolley
Recorded: October 19, 1995
Auditor's No. 9510190112, records of Skagit County, Washington
Providing: Waiver of Protest and Special Power of Attorney

4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by City of Sedro Woolley.