



201606270190

When recorded return to:

Thomas A. Hooper and Vanessa J. Hooper
6849 Ershig Road
Bow, WA 98232

Skagit County Auditor

6/27/2016 Page

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3

\$75.00

3:35PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027435

CHICAGO TITLE

620027435

STATUTORY WARRANTY DEED

THE GRANTOR(S) Zachary Douglas Arthur Bonnett, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Thomas A. Hooper and Vanessa J. Hooper, husband and wife

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

The South half of the North half of the Southwest quarter of the Southwest quarter of Section 1,
Township 35 North, Range 3 East, W.M., Skagit County, Washington.

Except the East 20 feet of said premises conveyed to Skagit County for road purposes by deed
recorded under Auditor's File No. 111849;

Also except the West 30 feet of said premises conveyed to Skagit County for road purposes by
deed recorded under Auditor's File No. 829232.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P33594 / 350301-3-008-0001,

Subject to:

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

Dated: June 24, 2016

Zachary Douglas Arthur Bonnett

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20162659

JUN 27 2016

Amount Paid \$ 3563.22

Skagit Co. Treasurer

By HB

Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington

county of SKAGIT

I certify that I know or have satisfactory evidence that

Zachary Douglas Arthur Bonnett

(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: June 24, 2016

Name: Katheryn A. Freeman

Notary Public in and for the State of WA

Residing at: Snohomish co

My appointment expires: 9-01-2018

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

EXHIBIT "A"
Exceptions

1. Reservations and recitals contained in the Deed as set forth below:

Recording Date: May 26, 1944
Recording No.: 371823

Said document provides for, among other things, the following:
Reserving one-half of all mineral, gas and oil rights

2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: October 20, 1995
Recording No.: 9510200073
Matters shown: Fence along the southerly boundary line

3. Lot of Record Certification, including the terms, covenants and provisions thereof;

Recording Date: July 18, 2012
Recording No.: 201207180012

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