



201606300128

When recorded return to:

Roosevelt Smith, Jr and Mary F. Smith
702 Humphrey Pl
Burlington, WA 98233

Skagit County Auditor

\$74.00

6/30/2016 Page

1 of

2 2:38PM

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620027587

CHICAGO TITLE**620027587****STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kenneth T. Slavick and Cynthia M. Slavick, 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 Roosevelt Smith, Jr and Mary F. Smith, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 3A, "REPLAT OF RIDGEWOOD DIVISION NO. 1, LOTS 3, 4 & 5," according to the plat
thereof, recorded in Volume 11 of Plats, Page 61, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P79731/4353-000-003-0002,

Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: June 27, 2016

Kenneth T. Slavick

Cynthia M. Slavick

2016 2742
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 30 2016

Amount Paid \$ 5345
By Skagit Co. Treasurer
Deputy MF

State of WashingtonCounty of SKAGIT

I certify that I know or have satisfactory evidence that

Kenneth T. Slavick and Cynthia M. Slavick

is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: June 29, 2016

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

Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish
My appointment expires: 9-01-2018

EXHIBIT "A"

Exceptions

1. Covenants, conditions, and restrictions contained in declaration 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: December 17, 1968, and April 4, 1969

Auditor's No.: 721503 and 725029, records of Skagit County, Washington

Executed By: Paul E. Heilman, et al

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: April 27, 1970

Recording No.: 738336

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 PLAT OF RIDGEWOOD DIVISION NO. 1:

Recording No: 721502

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 REPLAT OF RIDGEWOOD, DIVISION NO. I, LOTS 3, 4 & 5:

Recording No: 853081

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