



201607290092

When recorded return to:
Mary Nichols
914 South 28th Street Unit A&B
Mount Vernon, WA 98274

Skagit County Auditor

\$76.00

7/29/2016 Page

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4 12:44PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028135

CHICAGO TITLE
620028135

STATUTORY WARRANTY DEED

THE GRANTOR(S) Alexander Saddler, 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 Mary Nichols, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 72, PARTINGTON PLACE DIVISION 3, according to the plat thereof, recorded in Volume 15
of Plats, pages 56 and 57, records of Skagit County, Washington.
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P102225 / 4591-000-072-0001,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20163248

JUL 29 2016

Amount Paid \$ 4455.00
Skagit Co. Treasurer
By JTB Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 27, 2016

Alexander Saddler
Alexander Saddler

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Alexander Saddler is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 28, 2016

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

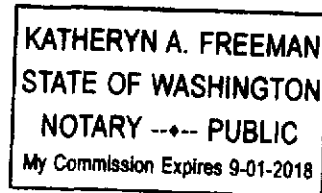


EXHIBIT "A"
Exceptions

1. 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 PARTINGTON PLACE DIVISION 1:

Recording No: 9108070007

2. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, 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: September 13, 1991 and December 12, 1992

Auditor's No.: 9109130093 and 9112120049, records of Skagit County, Washington

Executed By: Ted C. Johnson, Kendall D. Gentry, Nancy F. Gentry, Robert G. Huls and Eiko K. Huls

3. Easement, including the terms and conditions thereof, granted by instrument;

Dated: December 4, 1990

Recorded: April 15, 1991

Auditor's No.: 9104150079, records of Skagit County, Washington

For:

Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system together with the right to remove brush trees and landscaping which may constitute a danger to said lines

Affects:

The exterior 10 feet, parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approved plat

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 PARTINGTON PLACE DIVISION 3:

Recording No: 9209100066

EXHIBIT "A"
Exceptions
(continued)

5. Assessments, if any, levied by City of Mount Vernon.
6. City, county or local improvement district assessments, if any.