

When recorded return to:
William H. Dore
12452 Gwen Drive #3
Burlington, WA 98233



201608010220

Skagit County Auditor \$75.00
8/1/2016 Page 1 of 3 3:29PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245382505

620621550

CHICAGO TITLE 3/75

STATUTORY WARRANTY DEED

THE GRANTOR(S) Fred O. Hunt and Valerie A. Hunt, husband and wife

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

in hand paid, conveys, and warrants to William H. Dore, an unmarried person

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

Lot 3, MOUNT VERNON SHORT PLAT NO. LU-05-089, recorded June 15, 2006, under Auditor's File No. 200606150118, records of Skagit County, Washington, being a portion of the Southwest Quarter of the Southeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P124691, 340417-4-106-0300

Subject to:

Exhibit "A" attached hereto and by this reference made a part thereof.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


20163309

AUG 1 2016

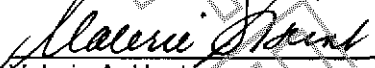
Amount Paid \$ 2497.00
Skagit Co. Treasurer
By H B Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 26, 2016



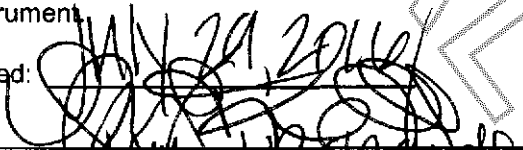
Fred O. Hunt

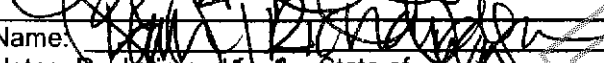
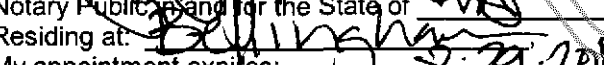
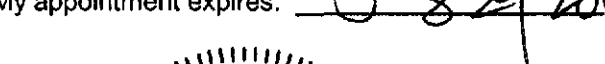


Valerie A. Hunt

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Fred O. Hunt and Valerie A. Hunt 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: 

Name: 
Notary Public, and for the State of _____
Residing at: 
My appointment expires: 

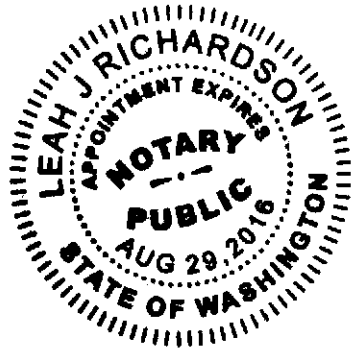


EXHIBIT "A"

Order No.: 245382505

The Grantee will not transfer ownership within 30 days from closing the sale or between 31 and 90 calendar days of the sale for a price greater than 120 percent of the gross sales price.

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: February 27, 1959

Auditor's No(s): 577083, records of Skagit County, Washington

In favor of: City of Mount Vernon

For: Sewer pipe or pipes, line or lines for the transportation of sewage

Affects: The West 20 feet of said premises

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: April 7, 1976

Auditor's No(s): 832922, records of Skagit County, Washington

In favor of: Carl L. Hayes

For: Water line

Affects: Approximately due East and West with the point of beginning to be the present P.U.D. meter base installation as provided by the P.U.D. for meter service to the Hayes property

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: May 8, 2006

Auditor's No(s): 200605080162, records of Skagit County, Washington

In favor of: Puget Sound Energy, Inc.

For: Electric transmission and/or distribution line, together with necessary appurtenances

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 CITY OF MOUNT VERNON SHORT PLAT NO. LU-05-089
Recording No: 200606150118