

When recorded return to:
Todd Bradley and Kelly Kurtila
4726 8th Ave NE
Seattle, WA 98105



201608040045

Skagit County Auditor \$76.00
8/4/2016 Page 1 of 4 11:25AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028036

CHICAGO TITLE

620028036

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jason Graham and Kelly Graham, who acquired title as Kelly A. Skudlarick, 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 Todd Bradley and Kelly Kurtila, 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): 1 SKAGIT COUNTY SHORT PLAT NO. 30-86 Tax/Map ID(s):

Tax Parcel Number(s): P15307 / 330302-0-011-0201,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 3374

AUG 04 2016


Amount Paid \$ 7748.00
Skagit Co. Treasurer
By [Signature] Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 20, 2016



Jason Graham




Kelly Graham

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jason Graham and Kelly Graham 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: July 29, 2016



Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish
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): P15307 / 330302-0-011-0201

Lot 1 of SKAGIT COUNTY SHORT PLAT NO. 30-86 as approved November 21, 1986, and recorded December 8, 1986, in Volume 7 of Short Plats, page 145, under Auditor's File No. 8612080003, records of Skagit County, Washington; being a portion of Government Lot 7 of Section 2, Township 33 North, Range 3 East of the Willamette Meridian.

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 SKAGIT COUNTY SHORT PLAT NO. 30-86:

Recording No: 8612080003

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

Recording Date: December 8, 1986

Recording No.: 8612080003

Matters shown: Encroachment of a fence onto the Northerly portion of said premises by varying amounts

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