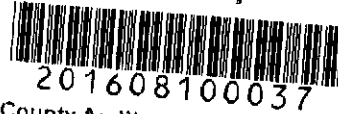


When recorded return to:
Freddolino Family Trust
23942 Thornwood Place
Sedro Woolley, WA 98284



Skagit County Auditor

8/10/2016 Page

1 of

\$77.00
5 11:19AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028396

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 3470
AUG 10 2016

Amount Paid \$5612.⁰⁰
Skagit Co. Treasurer
By *Marn* Deputy

CHICAGO TITLE 620028396

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert A. Praeder, a married man, as his separate estate

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

in hand paid, conveys, and warrants to Ernest Louis Freddolino and Jean Rogers Freddolino,
Trustees of The Freddolino Family Trust, dated May 2, 2005

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

Lot 24, BROWN AND MCMILLEN DIV. 2, according to the plat thereof, recorded in Volume 14 of
Plats, pages 184 and 185, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P99928 / 4559-000-024-0003,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 4, 2016

Robert A. Praeder
Robert A. Praeder

STATUTORY WARRANTY DEED
(continued)

State of Alabama

County of Collman

I certify that, I know or have satisfactory evidence that

Robert A. Preeder

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: August 08, 2016

Name: James C. Martin

Notary Public in and for the State of Alabama

Residing at: 1450 1st Dr., Arab, AL 35016

My appointment expires: 02-25-2017

JAMES C. MARTIN
NOTARY PUBLIC
State of Alabama - County of Marshall
My Commission Expires Feb. 25, 2017

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 Plat of Brown and McMillen, Division No. 2:

Recording No: 199107050004

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company, a Washington corporation
Purpose: Electric transmission and/or distribution line.
Recording Date: March 12, 1991
Recording No.: 9103120116

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company, a Washington corporation
Purpose: Electric transmission and/or distribution line.
Recording Date: January 21, 1992
Recording No.: 9201210120

Said document is a re-recording of Auditor's File No. 9104020058

4. Covenants, conditions, restrictions and easements 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 in the document

Recording Date: July 5, 1991
Recording No.: 9107050005

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants and provisions thereof, disclosed in instrument(s);

Recording Date: July 5, 1991
Recording No.: 9107050005

EXHIBIT "A"

Exceptions (continued)

6. Assessments, if any, levied by Hillvue Estates Homeowner's Association.
7. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.