

When recorded return to:

Joseph E McIlvain and Claire O McIlvain
7268 Sled Run Road
Concrete, WA 98237



201608230107

Skagit County Auditor

\$75.00

8/23/2016 Page

1 of

3 3:28PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620028295

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shawn S Thompson and Danna L Thompson, 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 Joseph E McIlvain and Claire O McIlvain, husband and wife

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

Lot 4, SKAGIT COUNTY SHORT PLAT NO. PL04-0715, approved February 17, 2006 and
recorded March 9, 2006 under Auditor's File No. 200603090163, records of Skagit County,
Washington.

Situated in Skagit County, Washington.

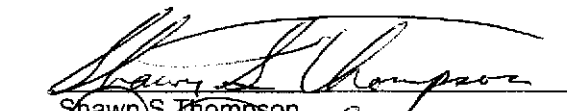
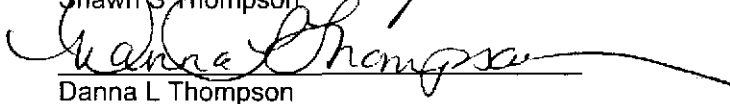
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P124629 / 350809-1-001-0200,

Subject to:

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

Dated: August 22, 2016


Shawn S Thompson

Danna L Thompson

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20163702
AUG 23 2016

Amount Paid \$ 8015.00
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that
Shawn S. Thompson and Danna L. Thompson
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: August 23, 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

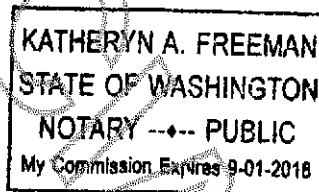


EXHIBIT "A"

Exceptions

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

Granted to:	Baker River Power, Light & Water Company
Purpose:	Laying and maintaining pipe lines
Recording Date:	March 18, 1921
Recording No.:	148571
2. Waterline Easement in favor of City of Concrete as disclosed by its delineation on Survey recorded May 11, 1983 in Volume 5 of Surveys, page 13, records of Skagit County, Washington.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Puget Sound Energy
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	August 22, 2005
Recording No.:	200508220232
Affects:	Portion of said premises
4. Lot Certification and the terms and conditions thereof

Recording Date:	January 6, 2006
Recording No.:	200601060128
5. 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 SKAGIT COUNTY SHORT PLAT NO. PL04-0715:

Recording No: 200603090163
6. Lot Certification and the terms and conditions thereof

Recording Date:	March 9, 2006
Recording No.:	200603090164
7. Protected Critical Area Easement Agreement

Recording Date:	March 9, 2006
Recording No.:	200603090165
8. Terms, conditions, easement and agreement contained in deed

Recording Date:	October 10, 2006
Recording No.:	200610100098
9. 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.