

When recorded return to:  
Joann Knapp  
2126 South 18th Street  
Mount Vernon, WA 98274



Skagit County Auditor  
8/26/2016 Page 1 of 3 2:33PM \$75.00

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20163775  
AUG 26 2016

Amount Paid \$5790.<sup>06</sup>  
Skagit Co. Treasurer  
By *mm* Deputy

CHICAGO TITLE  
020028077

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Ronald H. Dudeck, an unmarried person, 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 Joann Knapp, an unmarried woman

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 5, PLAT OF BLACKBURN RIDGE DIV. NO. 2, according to the plat thereof recorded on October 31, 2001 under Auditor's File No. 20010310122, records of Skagit County, Washington;

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P117360 / 4767-000-005-0000,

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 16, 2016

*Ronald H. Dudeck*

Ronald H. Dudeck

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Ronald H. Dudeck 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: August 24, 2016

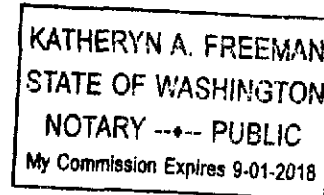
*Kathryn A. Freeman*

Name: Kathryn A. Freeman

Notary Public in and for the State of USA

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, 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 PLAT OF BLACKBURN RIDGE DIV. NO. 2:

Recording No: 20010310122

2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law.

Recorded: October 12, 2000

Auditor's No(s): 200010120092, records of Skagit County, Washington

Executed By: Dean Holt Construction

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