

When recorded return to:
Nicholas M. Spragg and Annelise R. Spragg
1615 South Laventure Road
Mount Vernon, WA 98274



201608310160

Skagit County Auditor \$75.00
8/31/2016 Page 1 of 3 4:11PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620025729

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20163885
AUG 31 2016

Amount Paid \$ 4570.79
Skagit Co. Treasurer
By *MM* Deputy

CHICAGO TITLE

620025729

STATUTORY WARRANTY DEED

THE GRANTOR(S) Janet L. Ewell, an unmarried woman

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

in hand paid, conveys, and warrants to Nicholas M. Spragg and Annelise R. Spragg, a married couple

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

Lot 14, "Plat of Hillcrest Estates II," according to the plat thereof, recorded in Volume 14 of Plats,
Pages 199, 200 and 201, records of Skagit County, Washington.
Situate in Skagit, County, Washington

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

Tax Parcel Number(s): P100503 / 4563-000-014-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)


Dated: August 24, 2016


Janet L. Ewell

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Janet L. Ewell is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 29, 2016


Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish co
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 13, 1991
Auditor's No.: 9108130095, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company, a Washington corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The North 10 feet of said premises
2. 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 HILLCREST ESTATES II:

Recording No: 9110100008
3. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: December 11, 1990 and October 10, 1991
Auditor's No.: 9012110027 and 9110100009, records of Skagit County, Washington
Executed By: Ware Properties, Inc.
4. Adjusted Native Growth Protection Area as delineated on the face of a Survey recorded October 26, 1995 in Volume 17 of Surveys, page 155, under Auditor's File No. 9510260054, records of Skagit County, Washington.
5. Assessments, if any, levied by City of Mount Vernon.
6. City, county or local improvement district assessments, if any.