

When recorded return to:  
Derek Gillooly and Vanessa Gillooly  
22604 Prairie Road  
Sedro Woolley, WA 98284



Skagit County Auditor  
9/2/2016 Page 1 of 5 \$77.00  
3:53PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620028455

**CHICAGO TITLE**  
620028455

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Cheri L. Caldwell and Erik M Caldwell, wife and husband  
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys, and warrants to Derek Gillooly and Vanessa Gillooly, 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): PTN LOT 1 PRAIRIE ESTATES Tax/Map ID(s):

Tax Parcel Number(s): P82942 / 4463-000-001-0001,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20163962

SEP 02 2016

Amount Paid \$ 7748.00

Skagit Co. Treasurer

By *MG* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 29, 2016

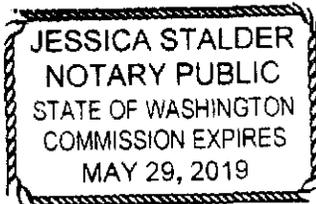
Cheri L. Caldwell  
Cheri L. Caldwell

Erik M Caldwell  
Erik M Caldwell

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Cheri L. Caldwell and Erik M Caldwell 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: 9-2-16



Jessica Stalder  
Name: Jessica Stalder  
Notary Public in and for the State of WA  
Residing at: Washouak, WA  
My appointment expires: 5-29-19

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P82942 / 4463-000-001-0001**

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Lot 1, PLAT OF PRAIRIE ESTATES, according to the plat thereof, recorded in Volume 13 of Plats, pages 84 and 85, records of Skagit County, Washington;

EXCEPT that portion conveyed by Right-of-Way Deed recorded on April 24, 1995, under Auditor's File No. 9504240075, records of Skagit County, Washington.

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 PLAT OF PRAIRIE ESTATES.

Recording No: 8312130001

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: December 30, 1983  
Auditor's No(s): 8312300047, records of Skagit County, Washington  
Executed By: Willard Hendrickson and Ida M. Hendrickson, husband and wife; and  
George J. Theodoratus and Lois M. Theodoratus, husband and wife

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

Recorded: December 30, 1983  
Auditor's No(s): 8312300047, records of Skagit County, Washington

4. 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: June 28, 1983  
Auditor's No(s): 8306280026, records of Skagit County, Washington  
Executed By: Willard M. Hendrickson, et al

5. Terms, conditions, and restrictions of that instrument entitled Mitigation Summary;

Recorded: April 22, 2002  
Auditor's No(s): 200204220126, records of Skagit County, Washington

6. Notice contained in deed

Recording Date: June 12, 2006  
Recording No.: 200606120243  
Regarding: Skagit County Right to Farm Ordinance

**EXHIBIT "B"**

Exceptions  
(continued)

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by Lot Owners Association of Prairie Estates.