

When recorded return to:

Nancy Metcalfe
1770 Hillcrest Loop
Mount Vernon, WA 98274



201609120125
Skagit County Auditor \$76.00
9/12/2016 Page 1 of 4 1:38PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028386

CHICAGO TITLE
620028386

STATUTORY WARRANTY DEED

THE GRANTOR(S) Connie L. Wallace and Todd A. Wallace, Co Trustees of the Wallace Family Trust
U/A September 11, 1997

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

in hand paid, conveys, and warrants to Nancy Metcalfe, an unmarried woman

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

Lot 28, PLAT OF HILLCREST LANDING, as recorded on April 15, 2013, under Auditor's File No.
201304150001, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P131466 / 6012-000-000-0028

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20164078
SEP 12 2016

Amount Paid \$ 5256.00


Skagit Co. Treasurer

By MG Deputy


STATUTORY WARRANTY DEED
(continued)

Dated: September 6, 2016

Wallace Family Trust U/A September 11, 1997



Connie L. Wallace, Co-Trustee



Todd A. Wallace, Co-Trustee

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Connie L. Wallace
and Todd A. Wallace

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Co-Trustees of Wallace Family Trust U/A Septemebr 11, 1997 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated:

9/8/16

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2019

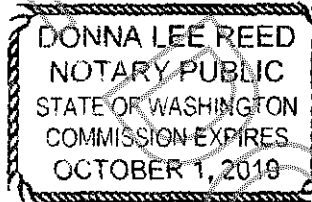


EXHIBIT "A"
Exceptions

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 29, 2008
Recording No.: 200809290084

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 LANDING:

Recording No: 201304150001

3. Covenants, conditions, easements, assessments and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: April 15, 2013
Recording No.: 201304150002

4. Skagit County Right to Farm Ordinance as disclosed in deed:

Recording Date: April 16, 2014
Recording No.: 201404160071

5. Assessments, if any, levied by City of Mount Vernon.
6. Assessments, if any, levied by Hillcrest Landing Homeowner's Association.
7. City, county or local improvement district assessments, if any.