

When recorded return to:  
Melvyn A. Critchley and Shelby Critchley  
14958 Valley View Drive  
Mount Vernon, WA 98273



201609230142

Skagit County Auditor

\$78.00

9/23/2016 Page

1 of

6 2:47PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620028781

CHICAGO TITLE  
620028781

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Joseph F Sweger and Crystal L Sweger, 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 Melvyn A. Critchley and Shelby A. Critchley, husband and wife

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): K SKAGIT COUNTY SHORT PLAT NO. 42-77

Tax Parcel Number(s): P70120 / 4034-000-013-0007

Subject to:

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

2016 4331  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 23 2016

Amount Paid \$ 6110 40  
Skagit Co. Treasurer  
By MF Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: September 13, 2016

Joseph F. Sweger  
Joseph F. Sweger

Crystal L. Sweger  
Crystal L. Sweger

State of \_\_\_\_\_

\_\_\_\_\_ of \_\_\_\_\_

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

Dated: \_\_\_\_\_

Name: \_\_\_\_\_

Notary Public in and for the State of \_\_\_\_\_

Residing at: \_\_\_\_\_

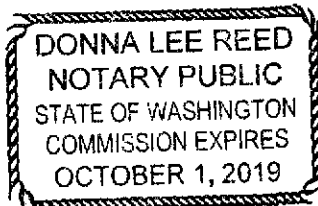
My appointment expires: \_\_\_\_\_

State of WASHINGTON

County of Sagit

I certify that I know or have satisfactory evidence that Joseph F. Sweger is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/16/16



Donna Lee Reed

Name: Donna Lee Reed

Notary Public in and for the State of Washington

Residing at: Mayville, WA

My appointment expires: 10/1/2019

STATUTORY WARRANTY DEED  
(continued)

Dated: September 13, 2016

Joseph F Sweger

Crystal L Sweger  
Crystal L Sweger

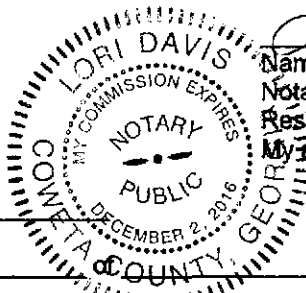
State of GA

County of Concord

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

Dated: 9/19/16

State of \_\_\_\_\_



Name: Lori Davis  
Notary Public in and for the State of GA  
Residing at: 10 Fairway Dr Newnan GA  
My appointment expires: 12/2/16

I certify that I know or have satisfactory evidence that Joseph F Sweger is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P70120 / 4034-000-013-0007**

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Tract K, SKAGIT COUNTY SHORT PLAT NO. 42-77, approved July 18, 1977, and recorded July 19, 1977, in Volume 2 of Short Plats, page 85, under Auditor's File No. 860874, records of Skagit County, Washington; being a portion of Lots 3 through 16, Valley View Addition, according to the plat thereof recorded in Volume 7 of Plats, page 47, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 4, 1971  
Auditor's No(s): 760121, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: A right of way 7 feet in width having 3 1/2 feet of such width on each side of a centerline described as follows: As survey, staked and constructed 3 1/2 feet West of the East property line of Lots 3 through 16 inclusive, and 3 1/2 feet East of the West property line of Lots 19 through 29 inclusive
2. Covenants, conditions, and restrictions contained in instrument(s), 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: April 26, 2007  
Auditor's No(s): 200704260088, records of Skagit County, Washington
  - A. No dwelling house or other buildings shall be constructed upon any part of the said property closer than 25 feet from the West line thereof, or closer than 10 feet to the side property line.
  - B. No dwelling house shall be constructed upon any part of said property which shall cost less than \$9,500.00 to construct.
  - C. The exterior of any dwelling house or other building constructed upon said property shall be completed within one year from and after the date construction thereof commences.
  - D. No bovine animal or swine shall be kept upon any portion of said property.
3. Record of Survey  
Recording Date: November 24, 2004  
Recording No.: 200411240138
4. Title Notification - Special Flood Hazard Area including the terms, covenants and provisions thereof  
Recording Date: July 7, 2004  
Recording No.: 200407070131
5. Title Notification - Development Activities on or Adjacent to Designated Natural Resource Lands including the terms, covenants and provisions thereof  
Recording Date: July 7, 2004  
Recording No.: 200407070132

**EXHIBIT "B"**

Exceptions  
(continued)

6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by Valley View Estates Community Association.