

When recorded return to:  
Richard D Phillips and Diane V Phillips  
2028 Fowler Street  
Mount Vernon, WA 98274



201609260120

Skagit County Auditor \$75.00  
9/26/2016 Page 1 of 3 3:27PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620028639

CHICAGO TITLE  
620028639

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) John Meek, 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 Richard D Phillips and Diane V Phillips, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 6, HILLCREST ESTATES II, according to the plat thereof, recorded in Volume 14 of Plats,  
pages 199 through 201, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P100495 / 4563-000-006-0005,

Subject to:


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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20164363  
SEP 26 2016

Amount Paid \$ 5629.80  
Skagit Co. Treasurer  
By: [Signature] Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 21, 2016

  
John Meek

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that John Meek 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.

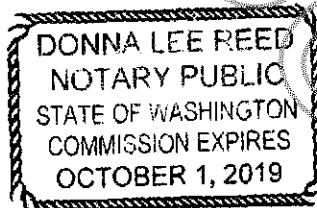
Dated: 9/23/16

  
Name: Donna Lee Reed

Notary Public in and for the State of Washington

Residing at: Changsville WA

My appointment expires: 10/1/2019



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