

When recorded return to:
Dustin A Barnes and Ivy-Dorothy B Barnes
816 Lucas Drive
Sedro Woolley, WA 98284



Skagit County Auditor
9/30/2016 Page 1 of 3 3:36PM \$75.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028720

CHICAGO TITLE
620028720

STATUTORY WARRANTY DEED

THE GRANTOR(S) Benjamin M. Skelton and Kirsten J. Skelton, 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
Dustin A Barnes and Ivy-Dorothy B Barnes, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 17, Dukes Hill Estates, Division No. 3, as per plat recorded in Volume 11 of plats, page 10,
records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P78728 / 4224-000-017-0003.

Subject to:

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

Dated: September 28, 2016

Benjamin M Skelton

Benjamin M. Skelton
Kirsten J Skelton

Kirsten J. Skelton

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 4513
SEP 30 2016

Amount Paid \$ 3636.20
Skagit Co. Treasurer
BY HB Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that

Benjamin M. Skelton and Kirsten J. Skelton
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: September 28, 2016

Kathryn A. Freeman
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. 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 DUKES HILLS ESTATES NO. 3:

Recording No: 814000

2. Covenants, conditions 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 30, 1975
Recording No.: 816752

3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by City of Sedro-Woolley.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.