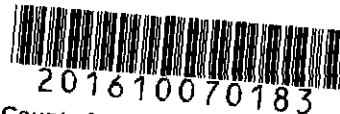


When recorded return to:
Nicholas Brown and Jillian Brown
941 Summer Meadows Court
Sedro Woolley, WA 98284



201610070183
Skagit County Auditor

10/7/2016 Page

1 of

\$75.00

3 3:54PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028724

CHICAGO TITLE
620028724

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brady A. Hankins and Amy Hankins, 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 Nicholas Brown and Jillian Brown, a married couple

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

Lot 11, PLAT OF SUMMER MEADOWS, according to the plat thereof, recorded in Volume 15 of
Plats, pages 176 through 178, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P106994 / 4630-000-011-0000

Subject to:

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

Dated: October 3, 2016

Brady A. Hankins

Amy Hankins

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20164616
OCT 07 2016

Amount Paid \$6146.00
By Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that

Brady A. Hankins and Amy Hankins

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

Dated: October 7, 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

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 SUMMER MEADOWS:

Recording No: 9407130077

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

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line,
together with necessary appurtenances

Recording Date: February 1, 1994

Recording No: 9402010068

3. 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 SKAGIT COUNTY SHORT PLAT NO. SW-1-78:

Recording No: Volume 2 of Short Plats, page 180

4. 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: July 15, 1994

Recording No.: 9407150146

5. Covenants, conditions, restrictions and easements 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: June 6, 1995

Recording No.: 9506060018

6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Cornerstone Court, Joint Venture

Recording Date: July 15, 1994 and June 6, 1995

Recording No.: 9407150146 and 9506060018

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Sedro-Woolley.
9. Assessments, if any, levied by Summer Meadows Community.