

When recorded return to:  
Aaron D Varner, Jr and Melanie M Varner  
1024 Vera Court  
Mount Vernon, WA 98273



201610110135

Skagit County Auditor \$76.00  
10/11/2016 Page 1 of 4 1:35PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620028834

CHICAGO TITLE  
420028834

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Krieger Real Estate Inc, a Washington corporation and LaVerne Krieger, an unmarried person, as her 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 Aaron D Varner, Jr and Melanie M Varner, husband and wife

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

Lot 46, PLAT OF BRITTWOOD, according to the plat thereof recorded in Volume 15 of Plats, pages 31 and 32, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P100879 / 4578-000-046-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20164644

OCT 11 2016

Amount Paid \$ 4193.34

Skagit Co. Treasurer

By MB Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 4, 2016

Krieger Real Estate Inc

BY: *William Krieger*  
William Krieger  
President

BY: *Jannette Krieger*  
Jannette Krieger  
Vice President

*LaVerne Krieger*  
LaVerne Krieger

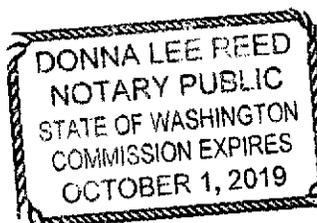
**STATUTORY WARRANTY DEED**  
(continued)

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that William Krieger and Jannette Krieger are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as President and Vice President, respectively, of Krieger Real Estate Inc to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/7/16

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

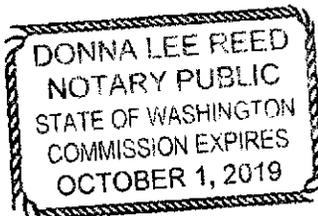


State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that LaVerne Krieger is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/7/16

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, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 13, 1992  
Auditor's No(s): 9210130026, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County  
For: Water pipeline  
Affects: The exterior 7 feet of the front boundaries of all lots in the plat of Brittwood
  
2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: December 9, 1991  
Auditor's No.: 9112090089, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Strip of land 10 feet in width across all lots, tracts and spaces within said plat parallel and coincidental with the boundaries of all private and public street and road rights of ways
  
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 PLAT OF BRITTWOOD:  
  
Recording No: 9203270022
  
4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;  
Recorded: March 27, 1992  
Auditor's No(s): 9203270023, records of Skagit County, Washington  
Executed By: Richard A. Hardt for Westside Associates, Limited Partnership  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording Date: January 29, 2010  
Recording No.: 201001290118
  
5. Assessments, if any, levied by City of Mount Vernon.
  
6. City, county or local improvement district assessments, if any.