



201610170215

Skagit County Auditor \$75.00
10/17/2016 Page 1 of 3 3:44PM

When recorded return to:
Delia A John and Ronald D John
2410 Francis Road
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028890

CHICAGO TITLE
620028890

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mikeal D Hessler and Cynthia L Hessler, 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
Delia A John and Ronald D John, Wife and Husband

the following described real estate, situated in the County of Skagit, State of Washington:
Tract 4 of CITY OF MOUNT VERNON SHORT PLAT NO. MV-1-79, approved January 15, 1979
and recorded January 23, 1979, under Auditor's File No. 895203, records of Skagit County,
Washington, in Volume 3 of Short Plats, page 65, records of Skagit County, Washington; being a
portion of the Southwest Quarter of the Southwest Quarter of Section 9, Township 34 North,
Range 4 East of the Willamette Meridian.

EXCEPT that portion conveyed to the City of Mount Vernon for road purposes by Statutory
Warranty Deed recorded September 6, 2000 under Auditor's File No. 200009060028, records of
Skagit County, Washington.

Situated in Skagit County, Washington
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P24377 / 340409-3-015-0301,

Subject to:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: October 14, 2016

Mikeal D Hessler

Cynthia L Hessler

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016#734
OCT 17 2016
Amount Paid \$ 7036.50
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that
Mikeal D Hessler and Cynthia L Hessler
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: 10-14-16

Cassandra M Mitchell
Name: Cassandra M Mitchell
Notary Public in and for the State of WA
Residing at: MS Vernon,
My appointment expires: 3-10-17

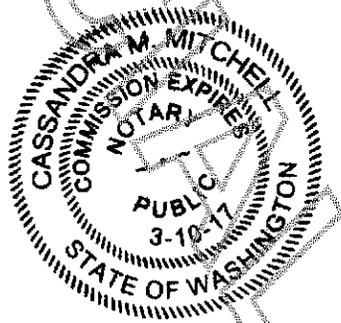


EXHIBIT "A"
Exceptions

1. 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: An anchor and anchor guy
Recording Date: October 4, 1950
Recording No.: 451807

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 CITY OF MOUNT VERNON SHORT PLAT NO. MV-1-79:

Recording No: 895203

3. Easement including the terms, covenants and provisions thereof

Recording Date: December 15, 1993
Recording No.: 9312150114

4. Consent to Change of Grade including the terms, covenants and provisions thereof

Recording Date: September 6, 2000
Recording No.: 200009060029

5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: September 21, 2006
Recording No.: 200609210114
Matters shown: Encroachment onto the easement to the West of concrete walls and concrete curbing by undisclosed amounts

6. City, county or local improvement district assessments, if any.

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.