

When recorded return to:
Steve C McConnell
908 S 20th ST
Mount Vernon, WA 98274



201610250039
Skagit County Auditor
10/25/2016 Page 1 of 4 11:30AM

\$76.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029020

CHICAGO TITLE

620029020

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 4855
OCT 25 2016

Amount Paid \$ 3529.40
Skagit Co. Treasurer
By *mem* Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donna M Ackley, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Steve C McConnell, an unmarried person

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

Lot 2, Block 2, Albert Balch's Wedgwood, an Addition to Mount Vernon, according to the plat thereof, recorded in Volume 7 of plats, page 24, records of Skagit County, Washington.
Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P54730 / 3766-002-002-0002

Subject to:

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

Dated: October 20, 2016

Donna M Ackley

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Donna M Ackley 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: 10-21-16

Teresa D. Varney
Name: *Teresa D. Varney*
Notary Public in and for the State of *WA*
Residing at: *11111 1st Ave SE*
My appointment expires: *5/29/19*

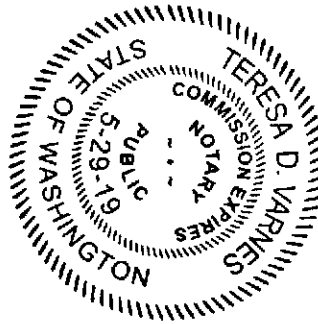


EXHIBIT "A"
Exceptions

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

Granted to: City of Mount Vernon
Purpose: Sewer, together with the rights of ingress and egress
Recording Date: January 25, 1955
Recording No.: 512247
Affects: Portion of said premises

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: November 8, 1974
Recording No.: 809833
Affects: Portion of said premises

3. 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: February 3, 1955
Recording No.: 512718

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Albert Balch's Wedgwood:

Recording No: 507780

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

Granted to: City of Mount Vernon
Purpose: Drainage facilities
Recording Date: February 4, 1976
Recording No.: 829605

EXHIBIT "A"

Exceptions (continued)

- | Affects: | Portion of said premises |
|-----------------|---|
| 6. | Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms. |
| 7. | City, county or local improvement district assessments, if any. |
| 8. | Assessments, if any, levied by City of Mount Vernon. |