

When recorded return to:  
Michael Uppendahl  
16133 Ventura Blvd Ste 545  
Encino, CA 91436



Skagit County Auditor \$75.00  
10/31/2016 Page 1 of 3 1:52PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620028063

CHICAGO TITLE  
620028063

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald P. Hurwitz as Trustee under the Don P. Hurwitz and Mary E. Hurwitz Revocable Living Trust, dated July 17, 1993 and amended September 22, 2016

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Michael Uppendahl, an unmarried man

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

Lot 25, PLAT OF HILLTOP HAVEN DIV. NO. III, according to the plat thereof, recorded in Volume 14 of Plats, pages 78 and 79, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P83641/ 4512-000-025-0004,

Subject to:

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

Dated: October 21, 2016

The Don P. Hurwitz and Mary E. Hurwitz Revocable Living Trust, dated July 17, 1993 and amended September 22, 2016

BY: Donald P. Hurwitz, Trustee  
Donald P. Hurwitz, Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20164957  
OCT 31 2016

Amount Paid \$ 6,715.00  
Skagit Co. Treasurer  
By Mam Deputy

**STATUTORY WARRANTY DEED**  
(continued)

State of Washington  
Walla Walla of \_\_\_\_\_

I certify that I know or have satisfactory evidence that Donald P Hurwitz

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee under the Don P. Hurwitz and Mary E. Hurwitz Revocable Living Trust, dated July 17, 1993 and amended September 22, 2016 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/27/2016

Sherry Simpson  
Name: Sherry Simpson  
Notary Public in and for the State of WA  
Residing at: Franklin  
My appointment expires: April 13, 2017

**SHERRY SIMPSON**  
State of Washington  
**NOTARY PUBLIC**  
CERT/LIC. 164837  
Commission Expires  
**APRIL 13, 2017**

UNOFFICIAL DOCUMENT

## EXHIBIT "A"

### Exceptions

1. 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 HILLTOP HAVEN DIV. NO. III:

Recording No: 8907140039

2. Requirement and obligation shown on the plat, and as disclosed by deed recorded May 16, 1990, under Auditor's File No. 9005160080, records of Skagit County, Washington, as follows:

The charge in lieu of assessment for each lot in this subdivision shall be \$600.00. (This charge includes a credit of \$0.00 for installed sewer lines.) A Standard Participation Contract must be executed and the said amount paid prior to the issuance of a sewer permit.

3. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: July 20, 1987

Auditor's No(s): 8707200074, records of Skagit County, Washington

Said instrument is a re-recording of instrument (s):

Recorded: July 21, 1986

Auditor's File No(s): 8607210126, records of Skagit County, Washington

4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: July 14, 1989

Auditor's No(s): 8907140041, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: May 18, 1992

Auditor's No(s): 9205180006, records of Skagit County, Washington

5. Standard Participation Contract and Release of Sewer Connection Charge

Recording Date: October 4, 1989

Recording No.: 8910040080

6. Assessments, if any, levied by City of Mount Vernon.

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