

When recorded return to:
Forrest G. Guenther
1508 Blackberry Drive
Mount Vernon, WA 98273



Skagit County Auditor \$77.00
11/30/2016 Page 1 of 5 12:32PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028561

CHICAGO TITLE
620028561
STATUTORY WARRANTY DEED

THE GRANTOR(S) Judith Lally, aquired title as Judith F.A. Swenson, who are one in the same, and Brian C. Lally, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Forrest G. Guenther, an unmarried person

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

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

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

Lot(s): 3 MV SP #10-94 Tax/Map ID(s):

Tax Parcel Number(s): P107312 / 340429-2-091-0201,

Subject to:

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

20165891
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 30 2016

Amount Paid \$ *3832.00*
Skagit Co. Treasurer
By *MF* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 28, 2016

Judith Lally
Judith Lally

Brian C. Lally
Brian C. Lally

State of WASHINGTON
County of ~~SKAGIT~~ SNOHOMISH

I certify that I know or have satisfactory evidence that Judith Lally and Brian C. Lally are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: NOVEMBER 4, 2016

Susan J. Earling
Name: SUSAN J. EARLING
Notary Public in and for the State of WA
Residing at: EDMONDS
My appointment expires: 4.29.17

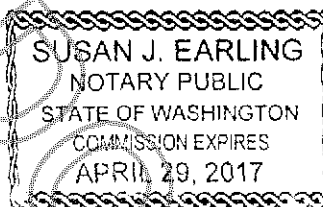


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P107312 / 340429-2-091-0201

Tract 3 of CITY OF MOUNT VERNON SHORT PLAT NO. MV-10-94, approved March 31, 1995 and recorded April 3, 1995 in Volume 11, Pages 190 and 191, under Auditor's File No. 9504030057, records of Skagit County, Washington, being a portion of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 22, 1994
Auditor's No(s): 9412220058, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A strip of land 10 feet in width across all lots, tracts, and spaces located within the above described property being parallel with and coincident with the boundaries of all private/public street and road rights-of-way

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 14, 1995
Auditor's No(s): 9503140047, records of Skagit County, Washington
In favor of: City of Mount Vernon
For: Slopes, utilities, ingress and egress
Affects: A 20 foot strip running North and South

3. Terms and conditions of that Ordinance No. 2433;
Recorded: April 1, 1991
Auditor's No(s): 9104010033, records of Skagit County, Washington

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 MV-10-94:

Recording No: 9504030057

5. 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 Short Plat no MV 22-81:

Recording No: 8112210010

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

EXHIBIT "B"
Exceptions
(continued)

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