

When recorded return to:
Jon Anderson and Ashley Anderson
4861 Ida Drive
Secro Woolley, WA 98284



Skagit County Auditor \$76.00
12/9/2016 Page 1 of 4 11:47AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029250

CHICAGO TITLE
620029250

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ronald S Kelm and Dena M Kelm, 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
Jon Anderson and Ashley Anderson, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 9, PRAIRIE ACRES III, according to the plat thereof recorded in Volume 12 of Plats, page 74,
records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P81585 / 4407-000-009-0002

Subject to:

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

Dated: December 8, 2016

Ronald S Kelm

Dena M Kelm

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20165561
DEC 9 2016

Amount Paid \$ 5154.10
Skagit Co. Treasurer
By #13 Deputy

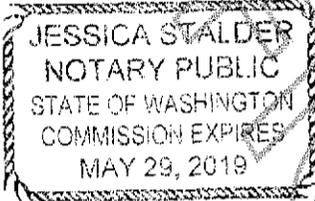
STATUTORY WARRANTY DEED

(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Ronald S. Kelm and Dena M. Kelm
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: 12-8-14



Bessie
Name: Jessica Stalder
Notary Public in and for the State of WA
Residing at: MT WENOM WA
My appointment expires: 5-29-19

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: May 23, 1974
Auditor's No.: 801231, records of Skagit County, Washington
In favor of: Willard M. Hendrickson, et ux, their successors and assigns
For: Wells and water system, together with necessary appurtenances
Affects: Exact location is undisclosed of record

AMENDED by instrument:

Recorded: January 21, 1977
Auditor's No.: 849733, records of Skagit County, Washington

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 2, 1973
Auditor's No.: 788858, records of Skagit County, Washington
In favor of: Gloria Kendall
For: Ingress, egress and utilities

Note: Exact location and extent of easement is undisclosed of record.

AMENDED by instrument:

Recorded: February 3, 1977
Auditor's No.: 850430, records of Skagit County, Washington

3. 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 PRAIRIE ACRES III:

Recording No: 7909050005

4. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, 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: May 23, 1974
Auditor's No.: 801289, records of Skagit County, Washington
Executed By: Willard M. Hendrickson, et ux

AMENDED by instrument:

Recorded: August 22, 1977
Auditor's No.: 863199, records of Skagit County, Washington

5. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, 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: June 26, 1978
Auditor's No.: 882158, records of Skagit County, Washington

AMENDED by instrument:

Recorded: May 23, 1988
Auditor's No.: 8805230041, records of Skagit County, Washington

6. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, 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: April 13, 1979 and June 18, 1974

EXHIBIT "A"

Exceptions
(continued)

Auditor's No.: 7904130021 and 802415, records of Skagit County, Washington
Executed By: Willard Hendrickson, et ux

7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: June 26, 1978
Auditor's No.: 882158, records of Skagit County, Washington
Imposed By: Skagit Prairie Acres Community Association
8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: May 23, 1974, December 30, 1977 and April 13, 1979
Auditor's No.: 801289, 871242 and 7904130021, records of Skagit County, Washington
Imposed By: Willard M. Hendrickson, et ux, their successors and assigns, doing business as Prairie Acres Water System
9. Assessments, if any, levied by Skagit Prairie Community Association.
10. 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.