

When recorded return to:
Erik K. McKay
818 South 27th Street
Mount Vernon, WA 98274



Skagit County Auditor \$75.00
12/13/2016 Page 1 of 3 3:51PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029061

CHICAGO TITLE

3175

STATUTORY WARRANTY DEED

THE GRANTOR(S) Peter Kaloudis and Voula Kaloudis, 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 Erik K. McKay, an ~~un~~married ~~person~~ ~~man~~ ~~as~~

his sole and separate property

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

Lot 45, "Partington Place Division 1," according to the plat thereof, recorded in Volume 14 of Plats, Pages 186 through 190, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P100372/ 4560-000-045-0004

Subject to:

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

Dated: November 18, 2016

Peter Kaloudis

Peter Kaloudis

Voula Kaloudis

Voula Kaloudis

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

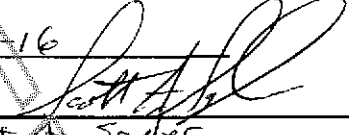
20165618
DEC 13 2016

Amount Paid \$ 4917.80
Skagit Co. Treasurer
By *M. M. M.* Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON,
County of ~~SKAGIT~~ Snohomish

I certify that I know or have satisfactory evidence that Peter Kaloudis and Voula Kaloudis 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: 11-21-16

Name: Scott A. Saylor
Notary Public in and for the State of WA
Residing at: Everett
My appointment expires: 11/30/16

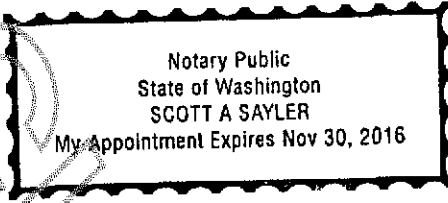


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument:
Dated: December 4, 1990
Recorded: April 15, 1991
Auditor's No.: 9104150079, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system together with the right to remove brush trees and landscaping which may constitute a danger to said lines
Affects: The exterior 10 feet, parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approved plat

2. 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 PARTINGTON PLACE DIVISION 1:

Recording No: 9108070007

3. Covenants, conditions, easements and restrictions contained in instrument, 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: September 13, 1991 and December 12, 1992
Auditor's No.: 9109130093 and 9112120049, records of Skagit County, Washington
Executed By: Ted C. Johnson, Kendall D. Gentry, Nancy F. Gentry, Robert G. Huls and Eiko K. Huls

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

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