

When recorded return to:  
Kristin Michelle Miller  
1278 Fidalgo Place  
Seagrass Woolley, WA 98284



201612150122

Skagit County Auditor \$75.00  
12/15/2016 Page 1 of 3 3:44PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No.: 500049891

CHICAGO TITLE

3/75

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Darrell L Lehmann and Kathleen A Lehmann, 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 Kristin Michelle Miller, a married woman as her separate estate

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 20, FIDALGO COMMONS PUD, according to the plat thereof, recorded May 30, 2003, under  
Auditor's File No. 200305300211, records of Skagit County, Washington.

Situated in Skagit County, Washington.  
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P120468 / <sup>4817</sup>~~4817~~-000-026-0000

Subject to:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: December 5, 2016

\_\_\_\_\_  
Darrell L Lehmann

\_\_\_\_\_  
Kathleen A Lehmann

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20165658  
DEC 15 2016

Amount Paid \$ 4010.00  
Skagit Co. Treasurer  
By *HTB* Deputy

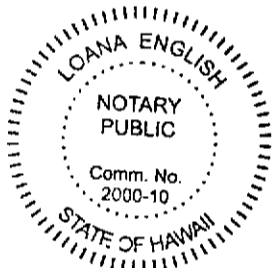
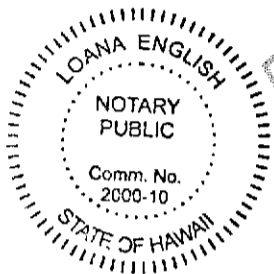
STATUTORY WARRANTY DEED  
(continued)

State of Hawaii  
County of Hawaii

I certify that I know or have satisfactory evidence that  
Darrell Lehmann and Kathleen A Lehmann  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: December 6, 2016

Loana English  
Name: Loana English, Notary Public  
Notary Public in and for the State of Hawaii  
Residing at: Kailua-Kona  
My appointment expires: 01-02-2020



Doc. Date: Dec. 06, 2016 # Pages: three  
Notary Name: Loana English Third Circuit  
Doc. Description: Statutory Warranty  
Loana English 12/06/2016  
Notary Signature Date

## EXHIBIT "A"

### Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 FIDALGO COMMONS PUD  
Recording No.: 200305300211
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: May 30, 2003  
Auditor's No(s): 200305300211, records of Skagit County, Washington  
In favor of: Public Utility District No. 1  
For: Construction and maintenance of a water and communication line, lines or related facilities of a pipe or pipes, line or lines or related facilities along with necessary appurtenances
3. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;  
Recorded: May 30, 2003  
Auditor's No(s): 200305300212, records of Skagit County, Washington  
  
AMENDED by instrument(s):  
Recorded: December 4, 2003 and December 22, 2003  
Auditor's No(s): 200312040104 and 200312220004, records of Skagit County, Washington
4. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: January 13, 2003  
Auditor's No.: 200301130315, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances
5. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: December 20, 2001  
Auditor's No.: 200112200009, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances
6. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: November 28, 2001  
Auditor's No.: 200111280079, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances
7. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: November 28, 2001  
Auditor's No.: 200111280079, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances
8. With respect to Paragraph F of the General Exceptions, Certificate for City of Sedro-Woolley Ordinance Number 1221-95 and 1501-5, providing for a facilities improvement charge for new connections to the city sewer system;  
Recorded: February 23, 1995 and April 4, 2005  
Auditor's No.: 9502230028 and 200504040073, records of Skagit County, Washington
9. Skagit County Right to Farm Disclosure  
  
Recording Date: November 19, 2014  
Recording No.: 201411190019