

When recorded return to:
Graham B. Melvin and Greta Melvin
1313 Oriental Ave
Bellingham, WA 98229



201612280057

Skagit County Auditor \$76.00
12/28/2016 Page 1 of 4 2:06PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029461

CHICAGO TITLE
620029461

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Dutson and Stephanie L. Dutson, 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 Graham B. Melvin and Greta Melvin, a married couple

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): 1 MOUNT VERNON SHORT PLAT NO. MV 4-91

Tax Parcel Number(s): P26978 / 340421-0-009-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016584

DEC 28 2016

Amount Paid \$ 5579.96

Skagit Co. Treasurer

By MG Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 21, 2016

[Signature]
Michael Dutson
[Signature]
Stephanie L. Dutson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Michael Dutson and Stephanie L. Dutson 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: 12-23-16
[Signature]
Name: [Signature]
Notary Public in and for the State of WA
Residing at: Camano Island
My appointment expires: 5/29/19

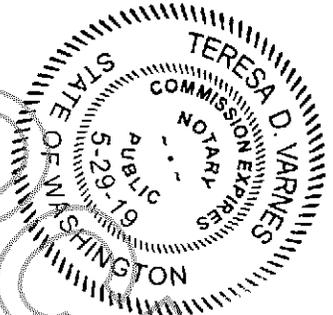


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P26978 / 340421-0-009-0002

Tract 1 of MOUNT VERNON SHORT PLAT NO. MV 4-91, approved March 28, 1991 and recorded April 4, 1991 in Volume 9 of Short Plats, page 337 and 338, under Auditor's File No. 9104040002, records of Skagit County, Washington, located in the West Half of the Southwest Quarter of the Northwest Quarter of Section 21, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

EXHIBIT "B"
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 MOUNT VERNON SHORT PLAT NO. MV 4-91:

Recording No: 9104040002

2. The right of ingress and egress to and from waterpipe line adjacent to West line of said premises for the purpose of laying, maintaining, repairing, renewing, changing for the size of and restoring said pipeline as granted to Public Utility District No. 1 of Skagit County in instrument dated August 10, 1955, recorded August 12, 1955, under Auditor's File No. 522429.

3. Agreement, including the terms and conditions thereof; entered into;
By: City of Mount Vernon
And Between: James I. Swett
Recorded: April 20, 1989
Auditor's No. 8904200002, records of Skagit County, Washington
Providing: No protest agreement

4. Notice contained in Deed

Recording Date: August 22, 2007
Recording No.: 200708220081
Regarding: Skagit County Right to Farm Ordinance

5. Assessments, if any, levied by City of Mount Vernon.
6. City, county or local improvement district assessments, if any.