



Skagit County Auditor

1/13/2017 Page

1 of

\$75.00

3 11:40AM

When recorded return to:
Mario Brown and JoDee Brown
23932 North Westview Road
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027954

CHICAGO TITLE

620027954

STATUTORY WARRANTY DEED

THE GRANTOR(S) Melvin Torseth and Ruth M. Torseth, 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 Mario Brown and JoDee Brown, a married couple

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

Lot 11, Block 1, ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY, according to the plat
thereof, recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington.

Except the East 10 feet ^{there of} ~~thereof~~ as condemned and disclosed under Auditor's File No. 9510240017

Situate in Skagit County, Washington

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017151
JAN 13 2017

Tax Parcel Number(s): P76870 / 4169-001-011-0004

Subject to:

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

Amount Paid \$ 2764.00
Skagit Co. Treasurer
By *Mam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 9, 2017

Melvin Torseth
Melvin Torseth

Ruth M. Torseth
Ruth M. Torseth

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Melvin Torseth and Ruth M. Torseth 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: 1/10/17

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2019

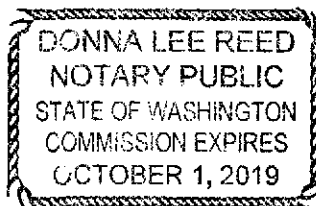


EXHIBIT "A"
Exceptions

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 Short Plat No. 10-96.

Recording No: 9707290102

2. Reservations contained in Deed:

Executed by: Charles Wahlopen

Recording Date: October 14, 1947

Recording No.: 409927

As follows: reserves all Petroleum, gas, coal, or other valuable minerals in, on or under the above granted premises

3. Agreement including the terms, covenants and provisions thereof

Recording Date: January 31, 1948

Recording No.: 415111

For: Drainage ditch

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

5. Assessments, if any, levied by Sedro Woolley.