

When recorded return to:  
Jeffrey Brownrigg and Paula Brownrigg  
2417 North 24th Place  
Mount Vernon, WA 98273



Skagit County Auditor  
1/20/2017 Page 1 of 4 1:55PM \$76.00

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620029686

**CHICAGO TITLE**  
620029686

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) David J. De Vries, II, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Jeffrey Brownrigg and Paula Brownrigg, a married couple

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

Lot 7, RUDDELL ADDITION, according to the Plat thereof recorded in Volume 16 of Plats, Pages 51 and 52, records of Skagit County, Washington.  
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P107410 / 4654-000-007-0006

Subject to:

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

Dated: January 17, 2017

David J. De Vries, II

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2017249  
JAN 20 2017

Amount Paid \$ 4544.<sup>00</sup>  
Skagit Co. Treasurer  
By *[Signature]* Deputy

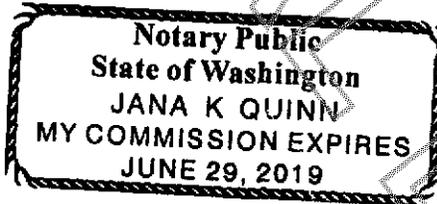
**STATUTORY WARRANTY DEED**  
(continued)

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that David J. De Vries, II is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 18, 2017

Jana K Quinn  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Granite Falls  
My appointment expires: 06/29/2019



**EXHIBIT "A"**  
Exceptions

1. Reservation contained in deed from the State of Washington recorded under Auditor's File No. 185839 reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above

2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: December 22, 1994  
Auditor's No(s): 9412220061, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects:

Easement No. 1: All streets and road right of ways as now or hereafter designed, platted, and/or constructed within the above roads are dedicated to the public, this clause shall become null and void.

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way.

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 RUDELLE ADDITION:

Recording No: 9506090027

4. Notice contained in deed  
Recording Date: December 11, 2008  
Recording No.: 200812110080  
Regarding: Skagit County Right to Farm Ordinance

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

**EXHIBIT "A"**

Exceptions  
(continued)

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