

When recorded return to:
Brandon B Adams
2101 East Viewmont Drive
Mount Vernon, WA 98273



201702170085

Skagit County Auditor \$75.00
2/17/2017 Page 1 of 3 1:34PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620029848

CHICAGO TITLE
620029848

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael P. McDowell and Belinda A. McDowell, 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 Brandon B Adams, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 39, BEL-AIR MANOR SECOND ADDITION, according to the plat thereof, recorded in Volume
7 of Plats, page 97, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P52364/ 3706-000-039-0006

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017645

FEB 17 2017

Amount Paid \$ 4259.²⁰
Skagit Co. Treasurer
By *Mam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 10, 2017

Michael P. McDowell

Michael P. McDowell

Belinda A. McDowell

Belinda A. McDowell

State of WASHINGTON

County of SKAGIT

I certify that I know or have satisfactory evidence that

Michael P. McDowell Belinda A. McDowell

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 10, 2017

Lourea L. Garka

Name: Lourea L. Garka

Notary Public in and for the State of WA

Residing at: GRUMBTON

My appointment expires: 10/27/2018

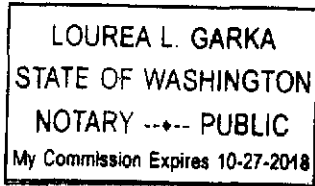


EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;

Recorded: December 3, 1959
Auditor's No(s): 588494, records of Skagit County, Washington
Executed By: Ralph A. Nylin and Emma M. Nylin

2. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: June 10, 1968
Auditor's No(s): 714528, records of Skagit County, Washington
In favor of: City of Mount Vernon
For: Drainage and appurtenances
Affects: The Northerly 5 feet of said premises

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