UNOFFICIAL DOCUMENT

201703100045

Skagit County Auditor $75.00
3/10/2017 Page 1 of 3 11:46AM

When recorded return to:
David Hamacher and Kimberly Hamacher
21531 127th Ave NE
Arlington, WA 98223

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500053384

CHICAGO TITLE
500053384

STATUTORY WARRANTY DEED

THE GRANTOR(S) John R Laufersweiler and ~~Sheri~~ Sherry Laufersweiler, 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 David Hamacher and Kimberly Hamacher, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 33, Block 4, THUNDERBIRD LANE, according to the plat thereof, recorded in Volume 8 of Plats, pages 76 and 77, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017913
MAR 10 2017

Tax Parcel Number(s): P70099 / 4032-004-033-0007

Amount Paid $ 432.20
Skagit Co. Treasurer
By mam Deputy

Subject to:

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

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STATUTORY WARRANTY DEED
(continued)

Dated: March 6, 2017

John R Laufersweiler

Sheri Laufersweiler

State of ~~WASHINGTON~~ Florida
County of ~~SKAGIT~~ Palm Beach

I certify that I know or have satisfactory evidence that John R Laufersweiler and Sheri Laufersweiler 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: 03-06-2017

Name: Miguel A. Ramirez
Notary Public in and for the State of Florida
Residing at: Palm Beach, Florida
My appointment expires: 07-08-2019

MIGUEL A RAMIREZ
MY COMMISSION # FF243568
EXPIRES July 08, 2019
(407) 398-0153 FloridaNotaryService.com

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EXHIBIT "A"
Exceptions

1. Covenants, conditions and restrictions 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 in the document

   Recording Date: September 23, 1964
   Recording No.: 656204

   Modification(s) of said covenants, conditions and restrictions

   Recording Date: September 25, 1974
   Recording No.: 809361

2. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable, and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

3. **The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.**

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