

When recorded return to:  
William Crouse and Jael Crouse  
828 Thurmond Avenue  
Sedro Woolley, WA 98284



201703200143

Skagit County Auditor \$75.00  
3/20/2017 Page 1 of 3 1:54PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030074

CHICAGO TITLE

020030074

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Jodi L. Hardebeck, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to William Crouse and Jael Crouse, husband and wife

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

Lot 3, Plat of Brickyard Meadows - Div. II, according to the plat thereof, recorded December 28,  
2004, under Auditor's File No. 200412280123, records of Skagit County, Washington.

Situate in Skagit County, Washington.

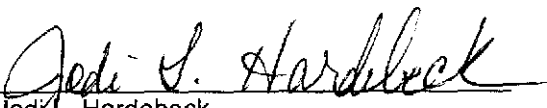
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P122401 / 4849-000-003-0000

Subject to:

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

Dated: March 17, 2017

  
Jodi L. Hardebeck

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20171078  
MAR 20 2017

Amount Paid \$ 4,739.80  
Skagit Co. Treasurer  
By *man* Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON

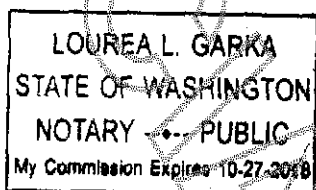
County of SNOH

I certify that I know or have satisfactory evidence that

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

Dated: March 18, 2017

Lourea L. Garika  
Name: Lourea L. Garika  
Notary Public in and for the State of Wa  
Residing at: Arlington  
My appointment expires: 10/27/2018



## EXHIBIT "A"

### Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: October 9, 2001  
Auditor's No.: 200110090060, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances
2. Agreement, including the terms and conditions thereof; entered into;  
By: Wally and Betty Thurmond Family Trust et al  
And Between: City of Sedro Woolley  
Recorded: August 7, 1997  
Auditor's No.: 9708070028, records of Skagit County, Washington  
Providing: Sewer Lines  
Affects: Said premises and other property
3. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: September 24, 1987  
Auditor's No.: 8709240067, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances
4. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: June 17, 1970  
Auditor's No.: 740160, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances
5. 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 Brickyard Meadows Div. II:  
  
Recording No: 200412280123
6. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: July 15, 2002  
Recording No.: 200207150173  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording Date: December 28, 2004  
Recording No.: 200412280122
7. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:  
  
Imposed by: Brickyard Meadows Homeowners Association  
Recording Date: July 15, 2002  
Recording No.: 200207150173
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Sedro Woolley.
10. Assessments, if any, levied by Brickyard Meadows Homeowners Association.