

When recorded return to:  
Judith A Simon  
409 South 28th Street  
Mount Vernon, WA 98274



Skagit County Auditor  
3/31/2017 Page

\$75.00  
1 of 3 1:44PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030283

CHICAGO TITLE  
620030283

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Barbara Anne Hanger, 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 Judith A Simon, a single woman

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

Lot 16, PLAT OF EASTMONT, according to the Plat thereof recorded in Volume 15 of Plats,  
Pages 199 through 201, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P106559 / 4637-000-016-0005

Subject to:

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

Dated: March 28, 2017

Barbara Anne Hanger

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2017/29  
MAR 31 2017

Amount Paid \$ 4,793.20  
Skagit Co. Treasurer  
By *Mam* Deputy

STATUTORY WARRANTY DEED

(continued)

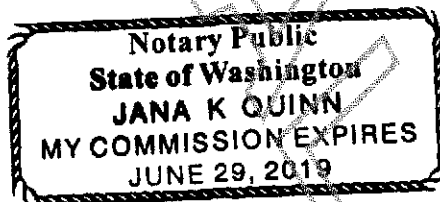
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Barbara Anne Hanger

(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: March 29, 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. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 PLAT OF EASTMONT;

Recording No: 9410110061

2. Terms and conditions of the City of Mount Vernon Ordinance;  
Recorded: July 18, 1990  
Auditor's No.: 9007180053, records of Skagit County, Washington
3. 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: October 27, 1994  
Auditor's No(s): 9410270072, records of Skagit County, Washington  
Executed By: John Hocking, John Lind, and Sandra Hocking
4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: October 27, 1994  
Auditor's No(s): 9410270073, records of Skagit County, Washington  
Imposed By: John Hocking, John Lind, and Sandra Hocking
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by City of Mount Vernon.
7. Assessments, if any, levied by Eastmont Association.

General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.