

When recorded return to:
William R Hearn
1107 Harmony Lane
Mount Vernon, WA 98274



201703310172

Skagit County Auditor \$75.00
3/31/2017 Page 1 of 3 3:40PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620029397A

Escrow No.: 620029397

STATUTORY WARRANTY DEED

THE GRANTOR(S) BYK Construction Inc., A Washington Corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to William R Hearn, an unmarried person

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

Lot 2, MOUNT VERNON SHORT PLAT NO. LU05-058 (Broman Short Plat), as recorded on January 7, 2010 and recorded Auditor's File No. 201001070088, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P130001 / 340420-4-026-0100

Subject to:

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

Dated: March 14, 2017

BYK Construction Inc., A Washington Corporation

BY: 

Paul Woodmansee
President

BY: 

Leann Woodmansee

BY: 

Tim Woodmansee

BY: 

Alexandria Woodmansee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171307
MAR 31 2017

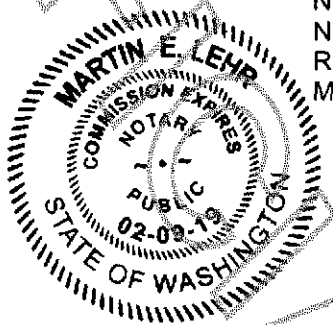
Amount Paid \$ 5968.00
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Skaagit

I certify that I know or have satisfactory evidence that Paul Woodmansee, Leann Woodmansee
Tim Woodmansee, Alexandria Woodmansee
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and
acknowledged it as the officers of BYK Construction, Inc. to be the
free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3-15-17



Martin E. Lehr
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-19

EXHIBIT "A"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: June 22, 2007
Recording No.: 2007062200106
Matters shown: Encroachment of a fence onto said premises by approximately 0.6 feet
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: February 4, 2008
Recording No.: 200802040178
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility district No. 1 of Skagit County
Purpose: Water and communication line or lines
Recording Date: March 26, 2009
Recording No.: 200903260001
4. Declaration of Easement for Roadway and Utilities including the terms, covenants and provisions thereof

Recording Date: December 9, 2009 and May 14, 2009
Recording No.: 200912090083 and 200905140031
5. 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, 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: January 7, 2010
Recording No.: 201001070089
6. 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 MOUNT VERNON SHORT PLAT NO. LU05-058:

Recording No: 201001070088
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Mount Vernon.
9. Assessments, if any, levied by Harmony Lane Homeowner's Association.