

When recorded return to:  
Jason Helmer and Monica Helmer  
21334 Clara Place  
Sedro Woolley, WA 98284



201704030175

Skagit County Auditor

\$75.00

4/3/2017 Page

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3 4:01PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE  
620030263

Escrow No.: 620030263

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel J. Watters and Diane E. Watters, 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 Jason Helmer and Monica Helmer, Husband and Wife

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

Lot 21, Plat of Rolling Ridge Estates No. 4, as per plat recorded in Volume 15 of plats, pages 67  
and 68, records of Skagit County, Washington.

Situate in County of Skagit, State of Washington.

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

Tax Parcel Number(s): P102153/ 4596-000-021-0000

Subject to:

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

Dated: March 27, 2017

Daniel J. Watters

Diane E. Watters

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2017 334  
APR 03 2017

Amount Paid \$ 6706.70  
Skagit Co. Treasurer  
By Deputy

STATUTORY WARRANTY DEED  
(continued)

State of Arkansas

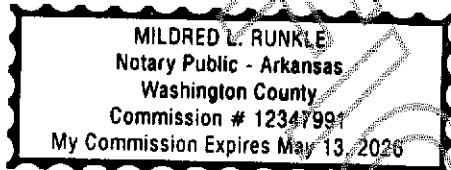
County of Washington

I certify that I know or have satisfactory evidence that

Daniel J. Watters and Diane E. Watters

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: 28 March 2017



Mildred L. Runkle  
Name: Mildred L. Runkle  
Notary Public in and for the State of Arkansas  
Residing at: Washington County  
My appointment expires: May 13, 2026

**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: November 14, 1963  
Auditor's No.: 643177, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Co.  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
  
Note: Exact location and extent of easement is undisclosed of record.
2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: November 29, 1989  
Auditor's No.: 8911290054, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. 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 Plat of Rolling Ridge Estates No. 4.  
  
Recording No: 9212150001
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: April 10, 1991  
Recording No.: 9104100075  
Affects: Said premises and other property
5. 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: August 27, 1993  
Recording No.: 9308270021 (re-recording of 8911140007, 8911200033 and 9103280003)
6. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: June 29, 1992  
Auditor's No.: 9206290116, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: The exterior 10 feet of all lots adjacent to streets
7. 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, Washington  
Purpose: Water pipeline  
Recording Date: August 18, 1995  
Recording No.: 9508180044
8. City, county or local improvement district assessments, if any.