

When recorded return to:
Nicholas Hinson and Wendy Hinson
23493 Whiting Street
Mount Vernon, WA 98273



201704070072
Skagit County Auditor \$75.00
4/7/2017 Page 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.: 620029772

CHICAGO TITLE
620029772

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dana W. Orbe and Kelly M. Turgeon, 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 Nicholas Hinson and Wendy Hinson, husband and wife

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

Lots 16, 17, 18 and 19, NAYLOR'S CENTRAL ADDITION TO CLEAR LAKE, as per plat recorded in volume 4 of Plats, page 18, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated alley as vacated in order vacating County right-of-way recorded November 7, 2003 under Auditor's File No. 200311070105.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P74938 / 4141-000-019-0001,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017/409
APR 07 2017

Amount Paid \$ 6591.00
By *Mam* Deputy
Skagit Co. Treasurer

STATUTORY WARRANTY DEED
(continued)

Dated: March 27, 2017

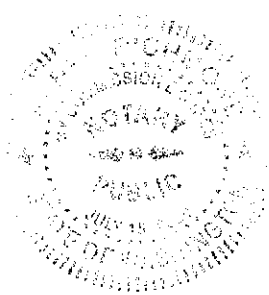
Dana W. Orbe
Dana W. Orbe

Kelly M. Turgeon
Kelly M. Turgeon

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Dana W. Orbe and Kelly M. Turgeon 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: 4-3-17



Karen Richmond
Name: Karen Richmond
Notary Public in and for the State of WA
Residing at: Everett
My appointment expires: 7-15-20

EXHIBIT "A"
Exceptions

1. Record of Survey

Recording Date: December 21, 2004
Recording No.: 200412210110

2. Any irregularities, reservations, easements or other matters in the proceedings occasioning the abandonment or vacation of the street/road shown below:

Recording Date: November 7, 2003
Recording No.: 200311070105
Affects: vacated street

3. Public and private easements, if any, over vacated portion of said premises.

4. Quit Claim Deed Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date: December 13, 2016
Recording No.: 201612130164

Said Boundary Line Adjustment was modified by Quit Claim Deed Revocation of Boundary Line Adjustment recorded under recording no. 201612220057.

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