

When recorded return to:
Amanda Correll and Darren Correll
24534 Finlan Place
Mount Vernon, WA 98274



Skagit County Auditor
4/10/2017 Page 1 of 5 \$77.00
3:38PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500052994

CHICAGO TITLE
500052994

STATUTORY WARRANTY DEED

THE GRANTOR(S) William J Helliar and Patricia B Helliar, 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 Amanda Correll and Darren Correll, wife and husband

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 2 of Skagit County Short Plat No. 98-0005, approved July 23, 2003 and recorded July 25, 2003 under Auditor's File No. 200307250237, records of Skagit County, Washington and being a portion of Government Lot 6 in Section 6 Township 35 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P17923 / 330506-0-001-0603

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20171438
APR 10 2017

Amount Paid \$ 8753.⁷⁰
Skagit Co. Treasurer
By *M. Ann* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 1, 2017

William J. Helliar

William J Helliar

Patricia B. Helliar

Patricia B Helliar

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SHROTT

I certify that I know or have satisfactory evidence that
WILLIAM J MILLER PATRICIA B HELLIAN
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: 4/6/2017

JAN MILLIS
Name: JAN MILLIS
Notary Public in and for the State of WA
Residing at: WILKESWA WA
My appointment expires: 12-1-18

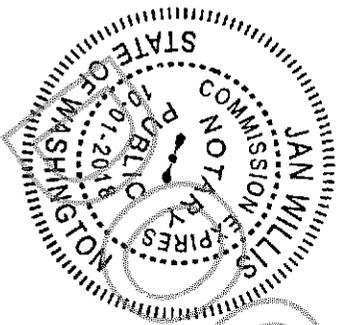


EXHIBIT "A"

Exceptions

1. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 17, 1995
Auditor's No(s).: 9504170077, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Sewer Mains

3. Mineral reservations as contained in deed recorded May 9, 1986 under Auditor's File No. 8605090032.

4. Easement for road purposes recorded July 9, 1971 under Auditor's File No. 787718.

5. Easement in favor of Skagit Sewer District No. 2 recorded July 31, 1979 under Auditor's File No. 7907310013.

6. Matters disclosed by Survey recorded August 22, 1989 under Auditor's File No. 8908220061.

7. Boundary line covenants recorded September 7, 1990 under Auditor's File No. 9009070132.

8. Mineral Reservations in favor of Skagit County as disclosed by deed recorded May 9, 1932 under Auditor's File No. 250526.

9. 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 SKAGIT COUNTY SHORT PLAT NO. 98-005:

Recording No: 200307250237

EXHIBIT "A"

**Exceptions
(continued)**

10. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 25, 2003
Auditor's No(s): 200307250236, records of Skagit County, Washington
In favor of: Skagit County
For: Protected Critical Area
Affects: Tracts A, B, C of said short plat

11. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 25, 2003
Auditor's No(s): 200307250235, records of Skagit County, Washington
In favor of: Various Lot Owners
For: Access, utilities and emergency vehicle turn around
Affects: As delineated on the face of said short plat.

Said easement contains, among other things, provisions for maintenance by the common users.

12. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: August 7, 2003
Auditor's No(s): 200308070155, records of Skagit County, Washington

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Cascade Natural Gas Corporation
Purpose: Right of Way Easement
Recording Date: July 26, 2005
Recording No.: 200507260163
Affects: Portion of said premises

14. Sewer Development Extension Agreement with Sewer District No. 2, recorded September 2, 1994 under Auditor's File No. 9409020048, records of Skagit County, Washington

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