

When recorded return to:
James W. Mayo
17184 Snee-Oash Road
La Conner, WA 98257



201704100210
Skagit County Auditor \$75.00
4/10/2017 Page 1 of 3 3:38PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620030186

Escrow No.: 620030186

STATUTORY WARRANTY DEED

THE GRANTOR(S) Susan C. Adams, 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 James W. Mayo, an unmarried person and Robert A. Seltzer, an unmarried person

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

Lot 7, REPLAT OF LOTS 1, 2, 3 AND 4, BLOCK 5, WAGNER'S HOPE ISLAND ADDITION, according to the plat thereof recorded in Volume 10 of Plats, page 7, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P77684 / 4183-000-007-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171439
APR 10 2017

Amount Paid \$ 6591.00

Skagit Co. Treasurer

By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 4, 2017

Susan C. Adams
Susan C. Adams

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Susan C. Adams is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4-5-17

Teresa D. Varnes
Name: Teresa D. Varnes
Notary Public in and for the State of Wa
Residing at: Camano Island
My appointment expires: 5/29/17

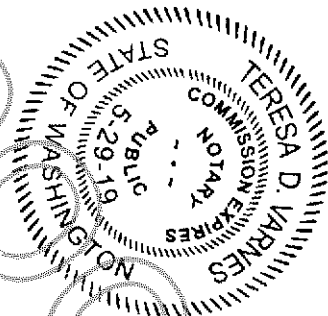


EXHIBIT "A"
Exceptions

1. Exceptions and reservations as contained in instrument;
Recorded: January 13, 1931
Auditor's No.: 240219, records of Skagit County, Washington
Executed By: Dan Sam (Sughhadim) and Amelia Sam, his wife
As Follows: There is also reserved a right-of-way for canals and ditches constructed or to be constructed under authority of the United States

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 5, 1937
Auditor's No(s): 287331, 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 REPLAT OF LOTS 1-4, BLOCK 5, WAGNER'S HOPE ISLAND ADDITION:

Recording No: 757795

4. Any law, ordinance or regulation of an Indian Tribe or the effect of any violation of any such law, ordinance or regulation; Rights of eminent domain or rights of police power exercised by an Indian Tribe or Nation.

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

Granted to: Swinomish Indian Tribal Community
Purpose: Public Water line
Recording Date: December 8, 2003
Recording No.: 200312080007
Affects: East 10 feet of said premises

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