

When recorded return to:
Patricia Dianne Hingey
P.O. Box 430
Sedro Woolley, WA 98284



201704130060

Skagit County Auditor \$76.00
4/13/2017 Page 1 of 4 1:48PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030394

CHICAGO TITLE

020030394

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kyle Rash and Jennifer Jones, 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 Patricia Dianne Hingey, an unmarried person, as her separate estate

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

Tract 4, CITY OF MOUNT VERNON SHORT PLAT NO. MV-6-94, as approved January 27, 1995 and recorded January 30, 1995, recorded in Volume 11 of Short Plats, pages 177 and 178, under Auditor's File No. 9501300001 records of Skagit County, Washington, being a portion of Northeast Quarter of the Southeast Quarter in Section 16, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P107690 / 340416-4-004-0700,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171490
APR 13 2017

Amount Paid \$ 4000.00
Skagit Co. Treasurer
By *Mha* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 27, 2017

x [Signature]

Kyle Rash

x [Signature]

Jennifer Jones

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kyle Rash and Jennifer Jones 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: 4/13/17

[Signature]

Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, Wa
My appointment expires: 10/1/2019

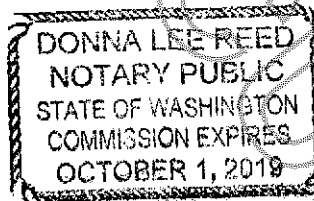


EXHIBIT "A"
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 84209

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

Granted to: City of Mount Vernon
Purpose: Drainage
Recording Date: January 13, 1976
Recording No.: 828563
Affects: East 10 feet of said Short Plat

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

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line,
together with necessary appurtenances
Recording Date: April 9, 1980
Recording No: 8004090001
Affects: East 10 feet of said Short Plat

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

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line,
together with necessary appurtenances
Recording Date: January 13, 1992
Recording No: 9201130091
Affects: The West 10 feet of the East 25 feet of said Short Plat

5. Easement, including the terms and conditions thereof, granted by instrument(s):

Recorded: February 2, 1994
Auditor's No(s): 9402020032, records of Skagit County, Washington
In favor of: City of Mount Vernon
For: Stream course and/or drainage facility
Affects: the West 80 feet of said short plat

EXHIBIT "A"

Exceptions (continued)

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 CITY OF MOUNT VERNON SHORT PLAT NO. MV-6-94:

Recording No: 9501300001

7. 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.

8. Release including the terms, covenants and provisions thereof

Recording Date: August 26, 2005
Recording No.: 200508260189

9. Easement including the terms, covenants and provisions thereof

Recording Date: April 14, 2005
Recording No.: 200504140037

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

11. Assessments, if any, levied by City of Mount Vernon.