

When recorded return to:  
Benjamin Jessop and Natalie N Jessop  
12179 Hilynn Drive  
Burlington, WA 98233



Skagit County Auditor \$75.00  
4/18/2017 Page 1 of 3 3:40PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030232

CHICAGO TITLE  
020030232

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Tracie A Wisler, 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 Benjamin Jessop and Natalie N Jessop, husband and wife

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

Lot 45, "VEDERE TERRACE, SKAGIT COUNTY, WASH," according to the plat thereof, recorded in Volume 7 of Plats, Page 84, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P70186/ 4035-000-045-0008

Subject to:

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

Dated: April 13, 2017

*Tracie A. Wisler*  
Tracie A Wisler

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20171583  
APR 18 2017

Amount Paid \$ 6413.00  
Skagit Co. Treasurer  
By *man* Deput

STATUTORY WARRANTY DEED

(continued)

State of Washington  
County of SKAGIT

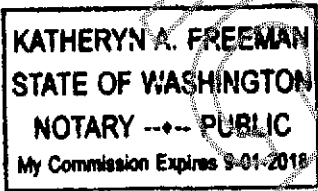
I certify that I know or have satisfactory evidence that

Tracie A. Wisler

(S) 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/hers/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 18, 2017

Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish CO  
My appointment expires: 9-01-2018



**EXHIBIT "A"**  
Exceptions

1. 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: May 13, 1958  
Recording No.: 565190

2. 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 VEDERE TERRACE:

Recording No: 565138

3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: November 8, 1994  
Recording No.: 9411080106

Matters shown: Possible encroachment of a fence onto the property to the South by varying amounts and possible encroachment of trees along the Westerly line of said premises

4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by Burlington Sewer District.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.