

When recorded return to:
Darlene R Wasicki and Kevin L Wasicki
7402 Hayes Lane
Sedro Woolley, WA 98284



Skagit County Auditor \$75.00
4/21/2017 Page 1 of 3 3:34PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030204

CHICAGO TITLE
620030204

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael J Downing and Linda M Downing, 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 Darlene R Wasicki and Kevin L Wasicki, wife and husband

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

Parcel A:

Lot 3 of Skagit County Short Plat No. 92-053, approved January 29, 1996, recorded February 7, 1996 in Volume 12 of Short Plats, page 73, under Auditor's File No. 9602070094, records of Skagit County, Washington, being a portion of the West 1/2 of the Northeast quarter of Section 12, Township 35 North, Range 4 East, W.M.;

Situate in Skagit County, Washington.

Parcel B:

A non-exclusive easement for ingress, egress and utilities over and across Hayes Lane as delineated on the face of Skagit County Short Plat No. 92-053, approved January 29, 1996, recorded February 7, 1996 in Volume 12 of Short Plats, page 73, under Auditor's File No. 9602070094, records of Skagit County, Washington, being a portion of the West 1/2 of the Northeast quarter of Section 12, Township 35 North, Range 4 East, W.M.; INCLUDING a 60x28 1991 Fleetwood Springhill Manufactured Home, Serial No. IR9106400, title of which has been eliminated.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P36263 / 350412-1-013-1300

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171125
APR 21 2017

Amount Paid \$ 4971.20
Skagit Co. Treasurer
By [Signature] Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: April 20, 2017

[Signature]
Michael J Downing

[Signature]
Linda M Downing

State of WA
County of SKAGIT

I certify that I know or have satisfactory evidence that
Michael J Downing Linda M Downing
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: April 20, 2017

[Signature]
Name: Lourea L Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 10-27-2018

EXHIBIT "A"
Exceptions

1. 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. 92-053:

Recording No: 9602070094

2. Reservations and recitals contained in the Deed as set forth below:

Grantor: Wolverine Co., a Washington corporation
Recording Date: February 17, 1906
Recording No.: 55742 and 55743

Said document provides for, among other things, the following:

Reserving unto the party of the first part, its successors and/or assigns, all mineral and mineral oils in or under any said lands whether said mineral or mineral oils are now known or shall hereafter be discovered; without however, any right, on the part of the party of the first part, its successors and/or assigns, in, to or upon the surface of any said land.

3. Agreement including the terms, covenants and provisions thereof;

Executed by: Skagit County and Ear Cooley
Recording Date: October 1, 1990
Recording No.: 9010010037
Regarding: Mount fill system installation

4. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: August 8, 1990
Auditor's No(s): 9008080091, records of Skagit County, Washington
In favor of:
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Said premises and other property

5. Easement, including the terms and conditions thereof, quit-claims by instrument;

Recorded: July 3, 1991
Auditor's No.: 9107030100, records of Skagit County, Washington
For: Road and utilities
Affects: The East 30 feet of said premises and other property

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

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.