

When recorded return to:  
Brianna Ewing  
1011 Calkin Place  
Sedro Woolley, WA 98284



Skagit County Auditor \$75.00  
4/21/2017 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

Escrow No.: 620030466

CHICAGO TITLE  
620030466

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Benny L Clark, Jr. an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Brianna Ewing, a single woman

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

Lot 13, Wedmore Addition, according to the plat thereof, recorded in Volume 9 of plats, page 115, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P77568 / 4178-000-013-0003

Subject to:

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

Dated: April 19, 2017

Benny L Clark, Jr

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20171654  
APR 21 2017

Amount Paid \$ 3743.00  
Skagit Co. Treasurer  
By HB Deputy

STATUTORY WARRANTY DEED

(continued)

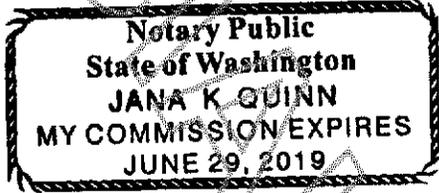
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Benny L. Clark, Jr

(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 19, 2017

Jana K Quinn  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Granite Falls  
My appointment expires: 06/29/2019



**EXHIBIT "A"**  
Exceptions

1. 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 WEDMORE ADDITION:  
Recording No.                    749506
  
2. Covenants, conditions, and restrictions contained in instrument, 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:                    April 30, 1906  
Auditor's No.:                56908 records of Skagit County, Washington  
Executed By:                Excepting, however, from the operation of this deed and reserving unto the party of the first part, its successors and assigns all minerals and mineral oils in and under any of said lands, whether said minerals or mineral oils are now known or shall hereafter be discovered without, however, any right of the party of the first part, its successors or assigns in, to or upon the surface of any of said lands.
  
3. Covenants, conditions, and restrictions 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:                    May 5, 1971  
Auditor's No(s).:            752197, records of Skagit County, Washington  
Executed By:                Don-Lee, Inc.  
  
AMENDED by instrument(s):  
Recorded:                    February 1, 1972  
Auditor's No(s).:            763612, records of Skagit County, Washington
  
4. Assessments, if any, levied by City of Sedro-Woolley.
  
5. 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.