

When recorded return to:
Dennis M. Cash, II and Stephanie L. Cash
712 Trail Road
Sedro Woolley, WA 98284



Skagit County Auditor \$77.00
4/27/2017 Page 1 of 5 11:31AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028571

CHICAGO TITLE
620028571

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ovenell Family Partnership LLC, a Washington limited liability company for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Dennis M. Cash, II and Stephanie L. Cash, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

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

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

Lot(s): PTN LOT 6 SEDRO ACREAGE

Tax Parcel Number(s): P76942/ 4170-000-006-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017 1733
APR 27 2017

Amount Paid \$ 4,455.00
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 11, 2017

Ovenell Family Partnership LLC

BY: Carol A. Ovenell
Carol A. Ovenell


STATUTORY WARRANTY DEED
(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Carol A. Ovenell (is) are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Authorized Signer of Ovenell Family Partnership LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 27, 2017


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

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --+-- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P76942/ 4170-000-006-0000

The North half of Lot 6, Sedro Acreage, as per plat recorded in Volume 3 of plats, page 35, records of Skagit County, Washington;

Except the East 10 feet thereof;

Except the West 425.25 feet thereof;

(Also shown as Tract A on BLA Survey recorded under Auditor's File No. 200209050045).

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

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

Recording Date: August 17, 2000
Recording No.: 200008170071
Matters shown: Fence

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

Recording Date: August 21, 2002
Recording No.: 200208210072
Matters shown: Fence

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

Recording Date: September 5, 2002
Recording No.: 200209050045
Matters shown: Fence

4. 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 BLA Survey:

Recording No: 200209050045

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

6. Assessments, if any, levied by City of Sedro Woolley.