



201704280110

Skagit County Auditor

\$75.00

4/28/2017 Page

1 of

3 12:44PM

When recorded return to:
LCK Properties LLC
P.O. Box 30722
Bellingham, WA 98226

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 620028307

CHICAGO TITLE
620 028307

STATUTORY WARRANTY DEED

THE GRANTOR(S) Douglas E Zempel, 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 LCK Properties LLC, a Washington limited liability company

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

Lot 8, LOVELESS FIRST ADDITION, according to the plat thereof recorded in Volume 14 of Plats, pages 42 and 43, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P83353 / 4492-000-008-0009

Subject to:

1. See attached Exhibit A for Subject to:

20171784
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 28 2017

Amount Paid \$ 2,319.00
Skagit Co. Treasurer
By [Signature] Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 19, 2017

Douglas E Zempel
Douglas E Zempel

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Douglas E Zempel
(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/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: April 18, 2017

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

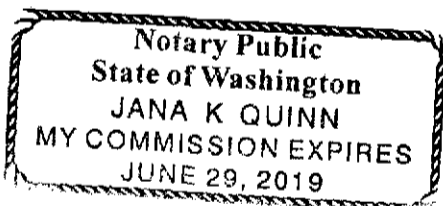


Exhibit A To Statutory Warranty Deed

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 Loveless First Addition:

Recording No: 8709230006

Easement, including the terms and conditions thereof granted by instrument;

Recorded: March 18, 1987
Auditor's No.: 8703180039, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Exterior 7 feet parallel with and adjoining the street frontage

Agreement, including the terms and conditions thereof; entered into;

By: Carl H. Hanson and Johanna C. Hanson, husband and wife
And Between: Kerr-Belmark Construction Company
Recorded: July 12, 1977
Auditor's No.: 860341, records of Skagit County, Washington
Providing: Agreement to grant easement for sewer line to connect Hanson residence to nearest sewer line
Affects: Said premises and other property

Covenants, waiver and indemnity contained in instrument;

Recorded: October 31, 1988
Auditor's No.: 8810310078, records of Skagit County, Washington
Executed By: Dujardin Development Company
As Follows: The owner of the property hereby waives and alienates all rights to a mobile home subdivision on the property. The owner shall save, indemnify and hold harmless the City of Mt. Vernon from any action whatsoever of any kind, whether pending or in perpetuity, for this action.

Covenant and obligation contained in deed;

Recorded: May 22, 1986
Auditor's No.: 8605220047, records of Skagit County, Washington
Executed By: Belmark Industries, a Washington general partnership
As Follows: Purchaser agrees to grant seller an easement of suitable width and in a suitable location to allow the installation and maintenance of a sewer line to connect seller's residence to the nearest sewer line

Said instrument is a re-recording of instrument;

Recorded: May 16, 1986
Auditor's File No.: 8605160029, records of Skagit County, Washington

Agreement, including the terms and conditions thereof; entered into;

By: City of Mount Vernon
And Between: Dujardin Development
Recorded: December 21, 1989
Auditor's No.: 8912210007, records of Skagit County, Washington
Providing: Standard Participation Contract for sewer connection

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

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