

When recorded return to:
Kyll Hamilton
20312 Christie Place
Burlington, WA 98233



Skagit County Auditor \$75.00
4/28/2017 Page 1 of 3 3:52PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620030465

Escrow No.: 620030465

STATUTORY WARRANTY DEED

THE GRANTOR(S) Arturo Vivanco, 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 Kyll Hamilton, a Single Woman

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

Lot 12, PLAT OF SHAMROCK PLACE, according to the plat thereof, recorded in Volume 17 of Plats, pages 3 and 4, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P112956 / 4714-000-012-0000

Subject to:

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

Dated: April 27, 2017

Arturo Vivanco, Jr

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20171819
APR 28 2017

Amount Paid \$ 5790.00
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Arturo Vivanco Jr
(is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 28, 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

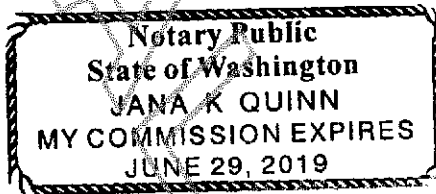


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: October 21, 1918
Auditor's No.: 127970, 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

NOTE: Exact location and extent of easement is undisclosed of record.
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: May 21, 1973
Auditor's No.: 785337, records of Skagit County, Washington
In favor of: Russell Natter
For: Access and utilities
Affects: The Northern portion of said plat
3. 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 Plat of Shamrock Place:

Recording No: 9804090051
4. Notes as disclosed on the face of Short Plat No. 32-88, as follows:

All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.

Short plat number and date of approval shall be included in all deeds and contracts.

Zoning – Residential.

Sewage Disposal – Individual septic system.

Water – P.U.D.
5. Terms and conditions of that Native Growth Protection Area Easement;
Recorded: April 9, 1998
Auditor's No.: 9804090050, records of Skagit County, Washington
6. Covenants, conditions, restrictions, and easements 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: April 9, 1998
Auditor's No(s): 9804090052, records of Skagit County, Washington
Executed By: Colonel F. Betz and James N. Scott
7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: April 9, 1998
Auditor's No(s): 9804090052, records of Skagit County, Washington
Imposed By: Colonel F. Betz and James N. Scott
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Shamrock Place Homeowner's Association.