

When recorded return to:

Phoebe Barnard
PO Box 100
Anacortes, WA 98221



Skagit County Auditor
5/2/2017 Page

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3

\$75.00
4:02PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030499

CHICAGO TITLE
420030499

STATUTORY WARRANTY DEED

THE GRANTOR(S) Diane K. Morton, a married woman as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Phoebe Barnard, married as separate property

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

PARCEL A:

Lot 24, THE UPLANDS, according to the plat thereof, recorded in Volume 10 of Plats, page 43,
records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

That portion of the West Half of the Southeast Quarter of the Northwest Quarter of Section 21,
Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of said West Half;
Thence North 88°30'28" West, along the North line of said West Half, said North line being further
described as being the South line of the plat of The Uplands, according to the plat thereof recorded
in Volume 10 of Plats, page 43, records of Skagit County, Washington, a distance of 375.00 feet to
the point of beginning at the Southeast corner of Lot 24 of said plat;
Thence continuing North 88°30'28" West, along said South line a distance of 95.00 feet to the
Southwest corner of said Lot 24;
Thence South 00°46'02" West along the Southerly extension of the West line of said Lot 24, a
distance of 50.00 feet to the South line of the North 50.00 feet of said West Half;
Thence South 88°30'28" East a distance of 95.00 feet;
Thence North 00°46'02" East a distance of 50.00 feet to the point of beginning.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P78164 / 4206-000-024-0006

Subject to:

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

20171869
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 02 2017

Amount Paid \$ 6199.40
Skagit Co. Treasurer
By [Signature] Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 28, 2017

Diane K. Morton
Diane K. Morton

Wendy Cobb
Wendy Cobb

State of WA
Skagit County of Skagit

I certify that I know or have satisfactory evidence that Diane K. Morton & Wendy Cobb 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: May 1, 2017

Karen Richmond
Name: Karen Richmond
Notary Public in and for the State of WA
Residing at: Everett
My appointment expires: 7.15.20



UNRECORDED DOCUMENT

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 THE UPLANDS:

Recording No: 785778
2. 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: September 27, 1973
Auditor's No(s): 791411, records of Skagit County, Washington
Executed By: First Savings, Inc., a Washington corporation
3. Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof

Recording Date: February 18, 1999
Recording No.: 9902180055
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Briar Development Company
Purpose: Utilities
Recording Date: February 18, 1999
Recording No.: 9902180055
Affects: South 25 feet of Parcel B
5. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: February 18, 1999
Recording No.: 9902180056
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Mount Vernon.