

When recorded return to:  
Justin Thomas Krueger and Kelly Kristine Krueger  
1806 North 35th Street  
Mount Vernon, WA 98273



Skagit County Auditor  
5/12/2017 Page

1 of 3 1:41PM \$75.00

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030464

**CHICAGO TITLE**

620030464

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Gregory D. Woehler and Kerri E. Sullivan-Woehler, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Justin Thomas Krueger and Kelly Kristine Krueger, a married  
couple

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 11, Fox Hill Estates, Division I, according to the plat thereof, recorded in Volume 14 of plats,  
pages 7 and 8, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P83183 / 4474-000-011-0006,

Subject to:

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

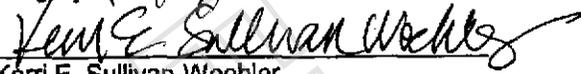
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20172057  
MAY 12 2017

Amount Paid \$ 4275.<sup>22</sup>  
Skagit Co. Treasurer  
By *MM* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 10, 2017

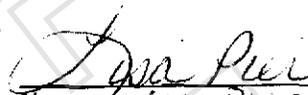
  
\_\_\_\_\_  
Gregory D. Woehler

  
\_\_\_\_\_  
Kerri E. Sullivan-Woehler

State of WASHINGTON  
County of Thurston

I certify that I know or have satisfactory evidence that Gregory D. Woehler and Kerri E. Sullivan-Woehler are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/11/2017

  
\_\_\_\_\_  
Name: Lisa Pier  
Notary Public in and for the State of WA  
Residing at: Olympia  
My appointment expires: 2/10/18

Notary Public  
State of Washington  
Lisa Pier  
Commission Expires 02-10-18

**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Puget Sound Power and Light Company
Purpose:	Electric transmission and/or distribution line
Recording Date:	December 31, 1984
Recording No.:	8412310081
Affects:	Said premises and other property
  
2. Participation Contract and Agreement, including the terms, covenants and provisions thereof;  

Recording Date:	July 24, 1985
Recording No.:	8507240008
Provides:	Standard participation contract for connection to City of Mount Vernon sewer system
  
3. Agreement, including the terms, covenants and provisions thereof;  

Recording Date:	August 20, 1987
Recording No.:	8708200019

An agreement recorded January 3, 2011 at 201101030192 which states that this instrument was subordinated to the document or interest described in the instrument

Recording Date:	January 3, 2011
Recording No.:	201101030191
  
4. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.
  
5. City, county or local improvement district assessments, if any.
  
6. Assessments, if any, levied by City of Mount Vernon.