

When recorded return to:

Samuel P Denny
1543 NW 51st St
Seattle, WA 98107

20172069
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Skagit County Auditor
5/12/2017 Page

1 of 2 3:04PM

\$74.00

MAY 12 2017

Amount Paid \$ 11,294⁶⁵
Skagit Co. Treasurer
By *MF* Deputy

Filed for Record at Request of
Curtis And Casteel Law Group, PLLC
Escrow Number: C1700196SB

CHICAGO TITLE
Q20030381

Statutory Warranty Deed

THE GRANTORS Darrell W Scott and Vicky L Scott, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Samuel P Denny, a single man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot(s): 2 Mt Vernon SP# LU-09-019

Tax Parcel Number(s): P130325 / 340416-0-006-0102

Lot 2, CITY OF MOUNT VERNON SHORT PLAT NO. LU09-019, approved October 11, 2010 and recorded October 20, 2010 under Auditor's File No. 201010200022, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Subject to: Covenants, conditions and restrictions of record, as attached hereto and made a part hereof by Exhibit "A"

Dated 5-11-17

Darrell W Scott
Darrell W Scott

Vicky L Scott
Vicky L Scott

STATE OF WA
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Darrell W Scott and Vicky L Scott

are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5-11-17

Lynn Johnson
Notary Public in and for the State of WA
Residing at Snohomish
My appointment expires: 4-29-21



Exhibit "A"

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

Granted to: City of Mount Vernon
Purpose: Construct, maintain, replace, reconstruct and remove drainage facilities
Recording No.: 837059 and 840347
Affects: Portion of said premises and other property

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

Purpose: Ingress, egress and utilities
Recording Date: January 5, 2010
Recording No.: 201001050035

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 **SCOTT SHORT PLAT**:

Recording No: 201010200022

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, 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 in the document

Recording Date: October 20, 2010
Recording No.: 201010200023

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.

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

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