

UNOFFICIAL DOCUMENT



201705220167

When recorded return to:
Kevin Husbands
525 Upland Place
Mount Vernon, WA 98273

Skagit County Auditor \$77.00
5/22/2017 Page 1 of 5 3:57PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620030612

Escrow No.: 620030612

STATUTORY WARRANTY DEED

THE GRANTOR(S) June A. Brada, 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 Kevin Husbands, an unmarried person

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

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

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

Lot(s): 25 UPLANDS TGW PTN SE NW, 21-34-04

Tax Parcel Number(s): P78165 / 4206-000-025-0005

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20172222
MAY 22 2017

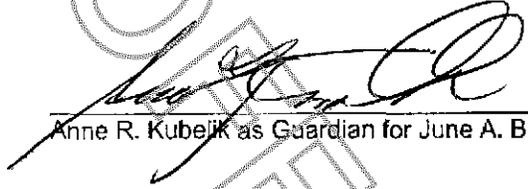
Subject to:

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

Amount Paid \$ 5211.50
Skagit Co. Treasurer
By *MAM* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 19, 2017

 as Guardian for June A. Brada
Anne R. Kubeik as Guardian for June A. Brada

UNOFFICIAL DOCUMENT

STATUTORY WARRANTY DEED
(continued)

State of Virginia

County of Fairfax

I certify that I know or have satisfactory evidence that Anne R. Kubelik is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Guardian of June A. Brada to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5-19-2017


Name: Paul F. Lucas
Notary Public in and for the State of Va.
Residing at: Fairfax County, Va.
My appointment expires: 12-31-2018

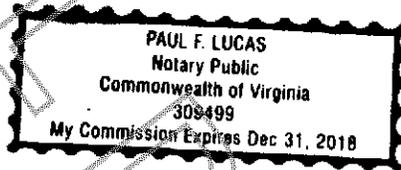


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P78165 / 4206-000-025-0005

PARCEL A:

Lot 25, 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 470.00 feet to the point of beginning at the Southeast corner of Lot 25 of said plat;
Thence continuing North 88°30'28" West, along said South line a distance of 185.68 feet to the Southwest corner of said Lot 25, said corner also being described as being the Northwest corner of said West Half;
Thence South 00°41'31" West, along the West line of said West Half a distance of 25.00 feet to the South line of the North 25.00 feet of said West Half;
Thence South 88°30'28" East along last said South line a distance of 185.29 feet, more or less, to the intersection with the Southerly extension of the East line of Lot 25;
Thence North 00°46'02" East along the Southerly extension of said line a distance of 25.00 feet to the point of beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"
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.: 9902180051

4. 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.: 9902180052

5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by City of Mount Vernon.