

When recorded return to:
Randi R Christensen and Shawn D Christensen
1218 North 15th Street
Mount Vernon, WA 98273



Skagit County Auditor
5/25/2017 Page 1 of 4 3:36PM \$76.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620030817

Escrow No.: 620030817

STATUTORY WARRANTY DEED

THE GRANTOR(S) William H. Dore, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Randi R Christensen and Shawn D Christensen, a married couple

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): 3 Mt Vernon Short Plat No LU-05-089 being Ptn SW of SE 17-34-4E

Tax Parcel Number(s): P124691/ 340417-4-106-0300

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172284
MAY 25 2017

Amount Paid \$6395.20
Skagit Co. Treasurer
Deputy
By HB

STATUTORY WARRANTY DEED
(continued)

Dated: May 22, 2017

William H. Dore

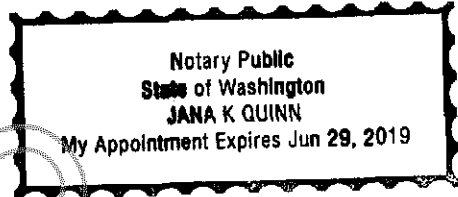
by William H. Dore by Shannon C. Crossley AIF
William H. Dore, by Shannon C. Crossley, Attorney in Fact

State of Washington
County of Skaagit

I certify that I know or have satisfactory evidence that Shannon C Crossley is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for William H. Dore and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 24, 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



State of _____
_____ of _____

I certify that I know or have satisfactory evidence that William H Dore is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P124691/ 340417-4-106-0300

Lot 3, MOUNT VERNON SHORT PLAT NO. LU-05-089, recorded June 15, 2006, under Auditor's File No. 200606150118, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Southeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: February 27, 1959
Auditor's No(s): 577083, records of Skagit County, Washington
In favor of: City of Mount Vernon
For: Sewer pipe or pipes, line or lines for the transportation of sewage
Affects: The West 20 feet of said premises

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: April 7, 1976
Auditor's No(s): 832922, records of Skagit County, Washington
In favor of: Carl L. Hayes
For: Water line
Affects: Approximately due East and West with the point of beginning to be the present P.U.D. meter base installation as provided by the P.U.D. for meter service to the Hayes property

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 8, 2006
Auditor's No(s): 200605080162, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances

4. 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 CITY OF MOUNT VERNON SHORT PLAT NO. LU-05-089
Recording No: 200606150118

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

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