

When recorded return to:

William C Ollerton

523 Rock Bluff Drive
Austin, TX 78734-3445



201705260073

Skagit County Auditor

\$76.00

5/26/2017 Page

1 of

4 11:38AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 620027867

CHICAGO TITLE
620027867

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donna Lynn Stephens, a married person as her sole and separate property for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to William C Ollerton, an unmarried man

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

Lot 10, CASCADE RIVER PARK NO. 2, according to the plat thereof, recorded in Volume 9 of Plats, pages 20 and 21, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P63810 / 3872-000-010-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201722015
MAY 26 2017

Amount Paid \$ 1162.00
By [Signature] Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 10, 2017

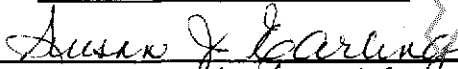


Donna Lynn Stephens

State of WASHINGTON
County of ~~SKAGIT~~ SNOHOMISH *SLC*

I certify that I know or have satisfactory evidence that Donna Lynn Stephens is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: MAY 12, 2017



Name: SUSAN J EARLING
Notary Public in and for the State of WASHINGTON
Residing at: EDMONDS
My appointment expires: 4-29-21

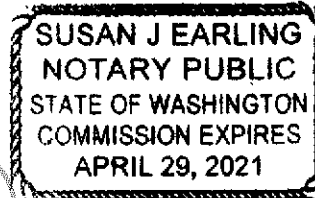


EXHIBIT "A"
Exceptions

1. 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 CASCADE RIVER PARK NO. 2:

Recording No: 682848

2. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: March 17, 1975

Auditor's No(s): 814713, records of Skagit County, Washington

Imposed By: Cascade River Development Company

3. Covenants, conditions, and restrictions contained in instrument(s), 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: March 17, 1975

Auditor's No(s): 814713, records of Skagit County, Washington

As Follows: Use of said property for residential purposes only

4. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

5. Terms and conditions of that instrument;

Recorded: May 26, 1979; August 12, 1981; and May 24, 1983

Auditor's Nos.: 7905300013, 8108120027, and 8305240010, records of Skagit County, Washington

6. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: January 13, 1965 and January 14, 1965

Auditor's No(s): 660830 and 660901, records of Skagit County, Washington

In favor of: State of Washington and Georgia-Pacific Corporation

For: Road purposes

Affects: A strip of land 60 feet in width, 30 feet of such width on each side of the centerline of existing roadways over said premises and other property.

The exact location of which is undeterminable of record

EXHIBIT "A"

Exceptions
(continued)

7. Unrecorded right of way agreement dated September 24, 1945, made between Bradsberry Timber Co., a corporation, and Bellingham Plywood Corporation, a corporation, as disclosed by that certain instrument recorded September 15, 1952, under Auditor's File No. 479844. All rights acquired by the said Bellingham Plywood Corporation, assigned to Eclipse Lumber Company, Inc., a Washington corporation, under assignment dated July 15, 1948 and recorded under Auditor's File No. 479844.
8. Agreement, including the terms and conditions thereof; entered into;
By: Bradsberry Timber Co., a corporation
And Between: John S. Pankratz
Recorded: July 26, 1954
Auditor's No.: 504382, records of Skagit County, Washington