



201705300163

When recorded return to:
Timothy J Early and Kirsten M Early
116 East Division Street
Mount Vernon, WA 98274

Skagit County Auditor \$75.00
5/30/2017 Page 1 of 3 1:58PM

2017 2337
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 30 2017

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030542

Amount Paid \$ 3921.00
Skagit Co. Treasurer
By *MT* Deputy

CHICAGO TITLE
6020030542

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shari Hall Sweeney, a married woman 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 Timothy J Early and Kirsten M Early, a married couple

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

The Easterly 43 feet of Lots 5 and 6, (measured along the Southerly line of said Lot 6), Block 18, GATES' FIRST ADDITION TO MOUNT VERNON, according to the plat thereof recorded in Volume 2 of Plats, page 98, records of Skagit County, Washington.

EXCEPT any portion thereof lying within the Westerly 57 feet of said Lots 5 and 6, as conveyed to First Baptist Church of Mount Vernon, a corporation, by deed recorded under Auditor's File No. 702763, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P52099 / 3700-018-006-0003

Subject to:

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

* who acquired title as Shari K. Hall

STATUTORY WARRANTY DEED
(continued)

Dated: May 24, 2017

Shari Hall Sweeney
Shari Hall Sweeney

Steve Sweeney
Steve Sweeney

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Shari Hall Sweeney and Steve Sweeney 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: 5-26-2017

Kelly K Miller
Name: Kelly K Miller
Notary Public in and for the State of WA
Residing at: Marysville
My appointment expires: 9-9-2020



EXHIBIT "A"

Exceptions

1. Agreement, including the terms and conditions thereof; entered into;
By: Ronald C. Tarry and Mary Lynne Tarry, husband and wife
And Between: Mabel Sagen, formerly Mabel Turner
Recorded: December 8, 1964
Auditor's No.: 659436, records of Skagit County, Washington
Providing: It is agreed between the parties hereto that the expense of repairing said sewer line on grantor's property shall be borne equally by that parties where the repairs are West of the junction of the grantor's sewer line and the grantees' sewer line, and each party shall bear all the expense of repairs to each party's sewer line leading from said junction to each party's residence.
In case repairs to sewer line are performed by grantee, the grantee agrees to replace the property in the same condition as it was before repairs were made. The grantee agrees to hold the grantor harmless from any claims for liability out of the construction, reconstruction, or repair work done by grantee on grantor's premises
2. Agreement, including the terms and conditions thereof; entered into;
By: Albert E. Taylor and Lillian Taylor, husband and wife
And Between: Mabel Sagen, formerly Mabel Turner
Recorded: December 8, 1964
Auditor's No.: 659437, records of Skagit County, Washington
Providing: Grantors shall not be required to repair or bear the expense of any repairs to the sewer line and the grantees agrees to hold the grantors harmless from any claims for liability arising out of repair work done on the sewer line, or out of the construction or reconstruction of the sewer line on the grantor's premises.
3. Assessments, if any, levied by City of Mount Vernon.
4. City, county or local improvement district assessments, if any.