

When recorded return to:
Timothy R. Franks and Ellen L. Franks
209 N 18th ST
Mount Vernon, WA 98273



201705310061

Skagit County Auditor \$75.00
5/31/2017 Page 1 of 3 11:41AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030679

CHICAGO TITLE
620030679

STATUTORY WARRANTY DEED

THE GRANTOR(S) James J. Halperin, a married man as his 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 R. Franks and Ellen L. Franks, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 1, PLAT OF HIGHLAND GLEN DIV. NO. 1, according to the plat thereof, recorded in Volume
11 of Plats, page 52, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P79672/ 4348-000-001-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172370
MAY 31 2017

Amount Paid \$ 4188.00
Skagit Co. Treasurer
By *Ma* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 22, 2017

James J. Halperin
James J. Halperin

Florida
State of ~~WASHINGTON~~
County of ~~SKAGIT~~ MANATEE

I certify that I know or have satisfactory evidence that James J. Halperin is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/26/17

Jana Arnold
Name: JANA ARNOLD
Notary Public in and for the State of Florida
Residing at: 2018 21st Ave SE
My appointment expires: 2/2/20

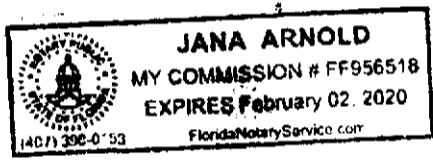


EXHIBIT "A"
Exceptions

1. Water Agreement including the terms, covenants and provisions thereof dated December 18, 1918, executed by N.H. Lee and Marie Lee, husband and wife, to Albert W. Dwelle and Margaret M. Dwelle, husband and wife, recorded July 16, 1919, under Auditor's File No. 134278, records of Skagit County, Washington.
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 15, 1918
Auditor's No(s): 126149, records of Skagit County, Washington
In favor of: Albert W. Dwelle
For: Water main
Affects: Exact location and extent of easement is undisclosed of record.
3. 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 PLAT OF HIGHLAND GLEN DIV. NO. 1:

Recording No: 847797
4. Covenants, conditions, and restrictions 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: May 31, 1977
Auditor's No(s): 857259, records of Skagit County, Washington
5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: May 24, 2004
Recording No.: 200405240152
Matters shown: fence location
6. Assessments, if any, levied by City of Mount Vernon.
7. City, county or local improvement district assessments, if any.