

When recorded return to:
Duane Leonard Leger and Tina M. Leger
2002 Fowler Place
Mount Vernon, WA 98274



Skagit County Auditor \$77.00
5/31/2017 Page 1 of 5 1:54PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030984

CHICAGO TITLE

620030984

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nicholas J. Seckel and Shannon M. Seckel, husband and wife and Dean Seckel and Julie Seckel, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Duane Leonard Leger and Tina M. Leger, husband and wife

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

Lot 1, PLAT OF HILLCREST ESTATES, according to the plat thereof, recorded in Volume 14 of Plats, pages 159 through 161, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P95688 / 4548-000-001-0000

Subject to:

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

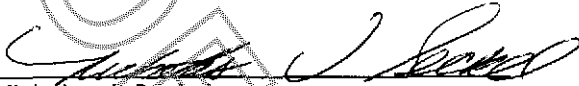
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172381
MAY 31 2017

Amount Paid \$ 5549.⁷⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

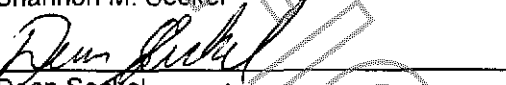
Dated: May 25, 2017




Nicholas J. Seckel



Shannon M. Seckel



Dean Seckel



Julie Seckel

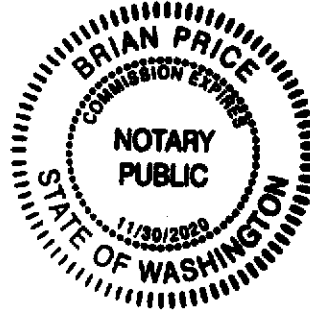
STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Nicholas J. Seckel and Shannon M. Seckel 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: May 26, 2017

Brian Price
Name: Brian Price
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 11/30/2020



State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Dean Seckel and Julie Seckel 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: May 26, 2017

Brian Price
Name: Brian Price
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 11/30/2020

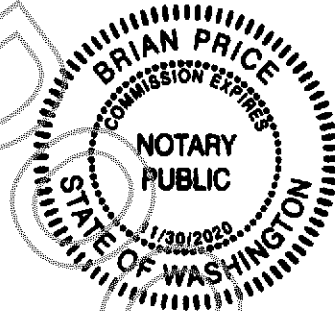


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s):
Recorded: July 10, 1990
Auditor's No(s): 9007100079, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The exterior 10 feet parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approved Plat of Hillcrest Estates

2. 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 HILLCREST ESTATES
Recording No: 199012030072

3. Covenants, conditions, and restrictions contained in declaration 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: December 11, 1990
Auditor's No.: 9012110027, records of Skagit County

AMENDED by instrument:
Recorded: December 2, 1991
Auditor's No.: 9112020063, records of Skagit County, Washington

4. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land

EXHIBIT "A"

Exceptions (continued)

operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

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