

When recorded return to:
Alicia M. Fine
9319 Claybrook Road
Sedro Woolley, WA 98284



Skagit County Auditor \$76.00
6/14/2017 Page 1 of 4 3:54PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020031136

Escrow No.: 620031136

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald E. Ostrom, unmarried 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 Alicia M. Fine, an unmarried woman and Jacob R. Terwilliger,
an unmarried man

the following described real estate, situated in the County of Skagit, State of Washington:
Lot A, of REVISED SEDRO-WOOLLEY SHORT PLAT NO. PL02-0022-REV, recorded December
2, 2004 under Auditor's File No. 200412020095, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P39580 / 350519-2-123-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172615
JUN 14 2017

Amount Paid \$ 4,570.70
Skagit Co. Treasurer
By *Mam* Deputy

STATUTORY WARRANTY DEED
(continued)

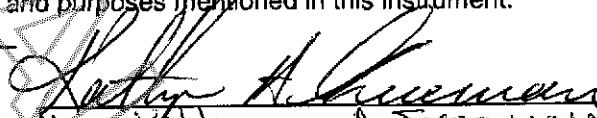
Dated: June 12, 2017


Donald E. Ostrom

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Donald E. Ostrom 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: June 13, 2017


Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish co
My appointment expires: 9-01-2018

KATHERYN A FREEMAN
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 SKAGIT COUNTY SHORT PLAT NO. 5-87:

Recording No: 8704100001

2. Encroachment by Tract B of Short Plat No. 38-77, recorded under Auditor's File No. 861847, records of Skagit County, Washington, in Volume 2 of short plats, Page 96, as disclosed by said short plat and by survey recorded under Auditor's File No. 8601160018 in Volume 6 of surveys, page 176, affecting the Southerly 6.8 feet, more or less, of the Westerly 161.3 feet of the Easterly 199.57 feet of said premises.

3. Covenants, conditions, and restrictions contained in instrument
Recorded: July 24, 1953
Auditor's No.: 490918, records of Skagit County, WA
As follows:

- A. Shall use the above described premises for residence purposes only.
- B. Shall not erect or move upon said premises a swelling house having a value of less than \$5,000.00.
- C. All buildings shall be completed exteriorly and landscaped within 18 months from commencement of construction or the moving on of an existing structure upon said premises.
- D. No offensive animals shall be kept on the above described premises.
- E. Residences erected shall have inside plumbing; no outhouse may be erected on the above described premises.

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 SKAGIT COUNTY SHORT PLAT NO PL02-0022:

Recording No: 200210150020

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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

EXHIBIT "A"

Exceptions
(continued)

REVISED SKAGIT COUNTY SHORT PLAT NO. PL02-0022-REV:

Recording No: 200412020095

6. Order on Variance VA 01 0470 including the terms, covenants and provisions thereof

Recording Date: October 25, 2001

Recording No.: 200110250142

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