



201706260169

Skagit County Auditor \$75.00  
6/26/2017 Page 1 of 3 1:51 PM

When recorded return to:  
Braden Bacon and Judy Bacon  
31016 West Main Street  
Lyman, WA 98263

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620031086

**CHICAGO TITLE**  
620031086

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Victor D. Unick and Carrie Lee Unick, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Braden Bacon and Judy Bacon, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 1, PLAT OF WESTPARK, according to the plat thereof recorded May 31, 2001, under  
Auditor's File No. 200105310140 and amended by Affidavit of Minor Correction of Survey recorded  
January 7, 2003, under Auditor's File No. 200301070082, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P118083 / 4778-000-001-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20172820

JUN 26 2017

Amount Paid \$

Skagit Co. Treasurer

By [Signature]

Deputy

586130

STATUTORY WARRANTY DEED  
(continued)

Dated: June 19, 2017

*Victor D. Unick*  
Victor D. Unick

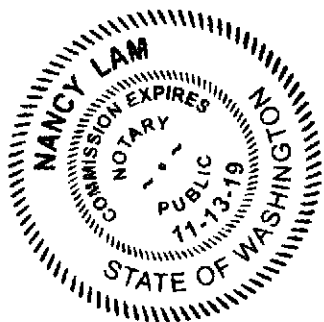
*Carrie Lee Unick*  
Carrie Lee Unick

State of WASHINGTON  
County of ~~SNOHOMISH~~ Whatcom

I certify that I know or have satisfactory evidence that Victor D. Unick and Carrie Lee Unick 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: June 26, 2017

*Nancy Lam*  
Name: Nancy Lam  
Notary Public In and for the State of Washington  
Residing at: Bellingham  
My appointment expires: 11-13-19



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: December 4, 2000  
Auditor's No(s): 200012040111, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Portion of all lots
  
2. Agreement, including the terms and conditions thereof; entered into;  
By: James and Terry Cook  
And Between: Town of Lyman  
Recorded: May 31, 2001  
Auditor's No.: 200105310139, records of Skagit County, Washington  
Providing: Domestic water with related covenants and agreements  
Affects: All of plat
  
3. Restrictions contained on the face of said plat, 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.  
  
Amended by Instrument(s):  
Recorded: March 22, 2002  
Auditor's No(s): 200203220066, records of Skagit County, Washington
  
4. 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 Westpark:  
  
Recording No: 200105310140  
  
Affidavit of Minor Correction recorded under Auditor's File No. 200301070082
  
5. Assessments, if any, levied by City of Lyman.
  
6. City, county or local improvement district assessments, if any.