

When recorded return to:

Delaney E. Peterson and Michael B. Hofmann
62 Candice Lane
Sedro Woolley, WA 98284



201707060084

Skagit County Auditor

\$75.00

7/6/2017 Page

1 of

3 3:48PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031115

CHICAGO TITLE
620031115

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven C. Edwards and Lesley D. Edwards, 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 Delaney E. Peterson and Michael B. Hofmann, a married couple

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

Lot 8, PLAT OF CANDICE WIDMYER, according to the plat thereof, recorded in Volume 16 of Plats, pages 212 and 213, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P112894 / 4709-000-008-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173056

JUL 06 2017

Amount Paid \$

Skagit Co. Treasurer

By HB

Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 30, 2017


Steven C. Edwards


Lesley D. Edwards

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Steven C. Edwards and Lesley D. Edwards 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:

July 5, 2017

Name:

Jana K Quinn

Notary Public in and for the State of Washington

Residing at: Granite Falls

My appointment expires: 06/29/2019

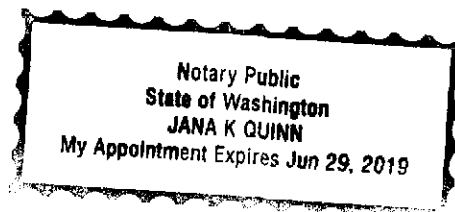


EXHIBIT "A"
Exceptions

1. 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 CANDICE WIDMYER:

Recording No: 9802030053

2. Terms and conditions of Skagit County Variance No. VA970051 for road construction;
Recorded: April 11, 1997
Auditor's No.: 9704110019, records of Skagit County, Washington

3. Terms and conditions of an instrument entitled Trail Permit;
Recorded: October 1, 1997
Auditor's No.: 9710010047, records of Skagit County, Washington

4. Any question as to rights of access and/or utilities that may be raised by reason of the subject plat being served by means of an easement across property which lies within Whatcom County, State of Washington.

5. 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: February 3, 1998
Auditor's No.: 9802030054, records of Skagit County, Washington
Executed By: Willard M. Hendrickson and Ida Hendrickson, husband and wife

6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: February 3, 1998
Recording No.: 9802030053
Matters shown: Fence

7. Assessments, if any, levied by Widmyer Homeowners Association.
8. City, county or local improvement district assessments, if any.