



201707110047

Skagit County Auditor

\$75.00

7/11/2017 Page

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3 1:48PM

When recorded return to:

Clayton Monroe and Allison Monroe
125 Widnor Drive
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031247

CHICAGO TITLE 620031247

STATUTORY WARRANTY DEED

THE GRANTOR(S) William N. Anderson and Hazel M. Anderson, 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 Clayton Monroe and Allison Monroe, a married couple

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

Lot 41, WIDNOR DRIVE, according to the plat thereof, recorded in Volume 9 of Plats, page 104, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P54922 / 3771-000-041-0002,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173150

JUL 11 2017

Amount Paid \$ 3921.⁰⁰

Skagit Co. Treasurer

By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 4, 2017

William N. Anderson
William N. Anderson

Hazel M. Anderson
Hazel M. Anderson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that William N. Anderson and Hazel M. Anderson 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: 7/10/17

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2019

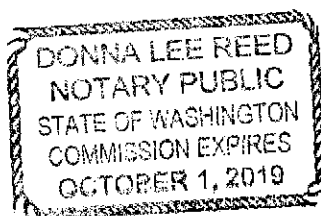


EXHIBIT "A"
Exceptions

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 WIDNOR DRIVE:

Recording No: 724849

2. Covenants, conditions, and restrictions contained in instrument, 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: March 10, 2005

Auditor's No.: 200503160149, records of Skagit County, Washington

As Follows: Restrictions on other tracts in said plat imposed by various instruments of record, which may be notice of a general plan as follows:

- A. Plat restricted to Modular Homes, including double wide Mobile Homes, minimum 20 feet wide.
 - B. All homes must be skirted or have perimeter concrete foundations, concrete blocks accepted.
 - C. Driveways and landscaping to be completed by lot purchaser.
 - D. All utilities to be kept underground.
3. Assessments, if any, levied by City of Mount Vernon.
 4. City, county or local improvement district assessments, if any.