

When recorded return to:
Joseph M. Heldt and Nicole B. Heldt
826 Hoag Road
Mount Vernon, WA 98273



Skagit County Auditor \$75.00
7/12/2017 Page 1 of 3 2:14PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031285

CHICAGO TITLE 620031285

STATUTORY WARRANTY DEED

THE GRANTOR(S) Clarissa R. Gibbons, who acquired title as Clarissa R Doan and James T Gibbons, 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 Joseph M. Heldt and Nicole B. Heldt, a married couple

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

Lot 1, SHORT PLAT NO. MV-1-98, approved March 9, 1999 and recorded March 11, 1999 and recorded in Volume 14 of Short Plats, pages 6 and 7, under Auditor's File No. 9903110041, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P25909 / 340417-2-004-0009

Subject to:

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

Dated: June 30, 2017

Clarissa R Gibbons

James T Gibbons by Clarissa R Gibbons,
his attorney in fact

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173171

JUL 12 2017

Amount Paid \$ 3921.⁰⁰
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

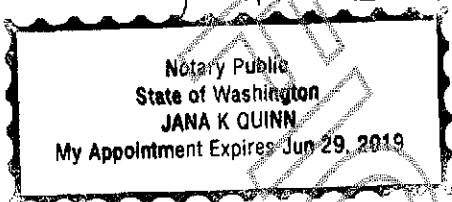
County of Skagit

I certify that I know or have satisfactory evidence that

Clarissa R Gibbons

is are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Attorney in Fact of James T Gibbons to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 5, 2017



Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Granite Falls
My appointment expires: 06/29/2019

State of Washington

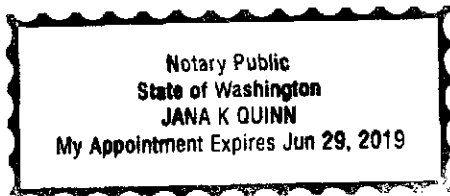
County of Skagit

I certify that I know or have satisfactory evidence that

Clarissa R Gibbons

is are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 5, 2017



Jana K Quinn
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. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	City of Mount Vernon
Purpose:	To lay, maintain, operate, relay and remove at any time a sewer pipe or pipes, line or lines, with right of ingress and egress to and from the same
Recording Date:	March 3, 1959
Recording No.:	578556
Affects:	The West 15 feet of said premises
2. 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 SHORT PLAT NO. MV-1-98.

Recording No: 9903110041
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: March 11, 1999
Recording No.: 9903110041
Matters shown: Possible encroachment of a fence along the Westerly portion of said premises by varying amounts
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 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.