

When recorded return to:

Janelle Clark
2902 Paul Place
Mount Vernon, WA 98273



201707140136

Skagit County Auditor

\$75.00

7/14/2017 Page

1 of

3 3:13PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031083 CT

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ian P. Youhanna and Tiffany Youhanna, who acquired title as Tiffany J. Platz, 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 Steven Turner, an unmarried person and Janelle Clark, an unmarried person

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

Lot 9, "Plat of Bakerview West," as per plat recorded in Volume 17 of Plats, Pages 13 through 16, inclusive, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P113623 / 4719-000-009-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173238

JUL 14 2017

Amount Paid \$4010.00

Skagit Co. Treasurer

By HB

Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: July 3, 2017

Ian P. Youhanna
Ian P. Youhanna
Tiffany Youhanna
Tiffany Youhanna

State of WASHINGTON

County of ~~SKAGIT~~ Snohomish
JLK

I certify that I know or have satisfactory evidence that Ian P. Youhanna and Tiffany Youhanna 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 6, 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

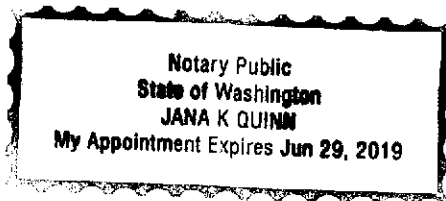


EXHIBIT "A"

Exceptions

1. 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**

BAKerview WEST:

Recording No.: 9808180054

2. City of Mount Vernon Ordinance No. 2863, including the terms, covenants and provisions thereof

Recording Date: April 8, 1998

Recording No.: 9804080064

3. Assessments, if any, levied by City of Mount Vernon.
4. City, county or local improvement district assessments, if any.