

When recorded return to:  
Ronald Frank  
4719 Lois Lane  
Sedro Woolley, WA 98284



Skagit County Auditor \$78.00  
7/27/2017 Page 1 of 5 3:23PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620031736

CHICAGO TITLE  
620031736

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Christopher Kelly, Personal Representative of The Estate of Mark Kelly, deceased for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Ronald Frank, a single man

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

Lot 12, PLAT OF PRAIRIE ESTATES, according to the plat thereof, recorded in Volume 13 of Plats, pages 84 and 85, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P82957 / 4463-000-012-0016,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20173455  
JUL 27 2017

Amount Paid \$ 4633.00  
Skagit Co. Treasurer  
By *Adam* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 26, 2017

The Estate of Mark Kelly, deceased

BY:  PR  
Christopher Kelly  
Personal Representative

**STATUTORY WARRANTY DEED**

(continued)

State of wa  
County of Skagit

I certify that I know or have satisfactory evidence that CHRISTOPHER KELLY PERSONAL REPRESENTATIVE  
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 Personal Representative of The Estate of Mark Kelly, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 27, 2017

Lourea L Garka  
Name: Lourea L Garka  
Notary Public in and for the State of wa  
Residing at: CORVALLIS  
My appointment expires: 10/27/2018

LOUREA L. GARKA  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 10-27-2018

UNRECORDED  
DOCUMENT

**EXHIBIT "A"**  
Exceptions

1. 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 PLAT OF PRAIRIE ESTATES:

Recording No: 8312130001

2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: December 30, 1983

Auditor's No(s): 8312300047, records of Skagit County, Washington

Executed By: Willard Hendrickson and Ida M. Hendrickson, husband and wife; and  
George J. Theodoratus and Lois M. Theodoratus, husband and wife

3. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: December 30, 1983

Auditor's No(s): 8312300047, records of Skagit County, Washington

4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: June 28, 1983

Auditor's No(s): 8306280026, records of Skagit County, Washington

Executed By: Willard M. Hendrickson, et al

5. Mitigation Plan, including the terms, covenants and provisions thereof;

Regarding: Public water system wellhead protection area

Recording Date: September 10, 2015

Recording No.: 201509100001

6. City, county or local improvement district assessments, if any.

7. Assessments, if any, levied by Lot Owners Association of Prairie Estates.

