



201707280106

Skagit County Auditor \$75.00  
7/28/2017 Page 1 of 2 1:56PM

When recorded return to:  
Phillip Russell  
1000 S. 21st Place  
Mount Vernon, WA 98274

Recorded at the request of:  
Guardian Northwest Title  
File Number: 114236

**Statutory Warranty Deed**

114236

**GUARDIAN NORTHWEST TITLE CO.**

**THE GRANTORS** Michael C. Newman and Tina S. Newman, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Phillip Russell, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 8, Homeplace

Tax Parcel Number(s): P83535, 4506-000-008-0003

Lot 8, HOMEPLACE, according to the plat thereof recorded in Volume 14 of Plats, pages 67 and 68, records of Skagit County, Washington.  
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 7-27-17

Michael C. Newman

Tina S. Newman

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Michael C. Newman and Tina S. Newman, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 07/27/2017



Printed Name: ~~Katie Hickok~~ Barbara Ann Granger  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley, WA  
My appointment expires: ~~1/07/2019~~ 04/25/2021

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**  
20173491  
**JUL 28 2017**

Amount Paid \$ 548740  
Skagit Co. Treasurer  
By MLA Deputy

Exhibit A  
SCHEDULE "B-1"

EXCEPTIONS:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: June 2, 1989  
Recorded: June 5, 1989  
Auditor's No.: 8906050020  
Executed By: Ted C. Johnson, Kendall D. Gentry and Nancy F. Gentry,  
husband and wife

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Homeplace  
Recorded: January 11, 1989  
Auditor's No.: 8901110048

C. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon  
And: Dick Winters Construction  
Dated: July 31, 1989  
Recorded: August 3, 1989  
Auditor's No.: 8908030026

By said instrument, the City of Mount Vernon also acknowledged payment of 1800.00.

D. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS ADJACENT TO PROPERTY DESIGNATED FARM LANDS BY Skagit COUNTY.

Executed By: Donald E. Mundy and Kathleen K. Mundy  
Recorded: October 1, 2012  
Auditor's No.: 201210010099

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.