

When recorded return to:
Karen Lindner and Kerry Lindner
P.O. Box 524
Deming, WA 98244



201708110049
Skagit County Auditor \$77.00
8/11/2017 Page 1 of 4 11:49AM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173738

AUG 11 2017

Amount Paid \$ 2133.⁰⁰
Skagit Co. Treasurer

By *BI* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031902

CHICAGO TITLE
620031902

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eldon J Simmons and Shirley O Simmons, Co-Trustees of The Eldon and Shirley Simmons Family Trust, dated November 10, 1998

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Karen Lindner and Kerry Lindner, a married couple

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

Lot 2, Block 1, "Replat of Lots 1 through 6, 10 through 18, 37 & 38, Block 2 and 1 through 18, Block 1, Samish Terrace," according to the plat thereof, recorded in Volume 10 of Plats, Page 10, records of Skagit County, Washington,

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P77689/4184-001-002-0006,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 7, 2017

The Eldon and Shirley Simmons Family Trust, dated November 10, 1998

BY: Eldon J. Simmons
Eldon J Simmons, Co-Trustee

BY: Shirley O. Simmons
Shirley O Simmons, Co-Trustee

STATUTORY WARRANTY DEED
(continued)

State of Missouri
County of Jackson

I certify that I know or have satisfactory evidence that Eldon J. Simmons
Shirley O. Simmons
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 Co-Trustees of The Eldon and Shirley Simmons Family Trust dated November 10, 1988 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Aug 8, 2017

PAMELA A. EMLER
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: August 29, 2018
Commission Number: 14394463

Pamela A. Emler
Name: Pamela A Emler
Notary Public in and for the State of Missouri
Residing at: Jackson County
My appointment expires: 8-29-18

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 **REPLAT OF LOTS 1 THRU 6, 10 THRU 18, 37 & 38 - BLOCK 2 AND 1 THRU 18 - BLOCK 1 SAMISH TERRACE:**

Recording No: 760642

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line.
Recording Date: September 9, 1930
Recording No.: 236933
Affects: Exact location and extent of said easement is undisclosed of record

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

Granted to: Samish Island Water Company
Purpose: Water mains and water lines for domestic water supply
Recording Date: June 23, 1953
Recording No.: 489782

4. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: October 13, 1954
Recording No.: 507805

5. Assessments, if any, levied by Samish Island Water District.
6. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.