

When recorded return to:
Dennis Wittren
908 Vera Court
Mount Vernon, WA 98273



201709080026

Skagit County Auditor

\$79.00

9/8/2017 Page

1 of

6 10:23AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032098

CHICAGO TITLE

620032098

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew A Gepner and Julia Sanders, 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 Dennis Wittren, an unmarried man

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

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

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

Lot(s): 33 BRITTWOOD

Tax Parcel Number(s): P100865 / 4578-000-033-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174248

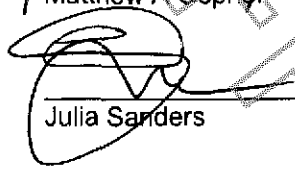
SEP 08 2017

Amount Paid \$4455.⁰⁰
Skagit Co. Treasurer
By *Mam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 1, 2017



Matthew A Gepner

Julia Sanders

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SNOHOMISH

I certify that I know or have satisfactory evidence that
MATTHEW A GERBER Julia Sanders
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: SEPTEMBER 7, 2017

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

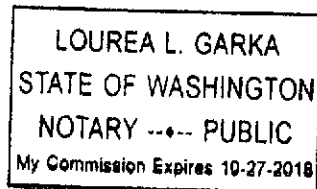


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P100865 / 4578-000-033-0002

Lot 33, "PLAT OF BRITTWOOD," according to the plat thereof, recorded in Volume 15 of Plats, Pages 31 and 32, records of Skagit County, Washington.

Situate in Skagit County, Washington

EXHIBIT "B"
Exceptions

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

Granted to: Public Utility District No. 1 of Skagit County
Purpose: Water pipeline
Recording Date: October 13, 1992
Recording No.: 9210130026
Affects: Portion of said premises and other property

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: December 9, 1991
Recording No.: 9112090089

3. 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 BRITTWOOD:**

Recording No: 9203270022

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: March 27, 1992
Recording No.: 9203270023

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 29, 2010
Recording No.: 201001290118

5. Skagit County Right to Farm Disclosure

Recording Date: October 31, 2014

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 201410310074

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