

When recorded return to:

James Swigart and Martha Wallace Swigart
16921 Vaughn Road
Mount Vernon, WA 98273



201709150108

Skagit County Auditor

\$76.00

9/15/2017 Page

1 of

3 1:44PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032001

CHICAGO TITLE

620032001

STATUTORY WARRANTY DEED

THE GRANTOR(S) Raymond A. Benoit, an unmarried person and Kimberly A. Benoit, an unmarried person, as tenants in common

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to James Swigart and Martha Wallace- Swigart, a married couple

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): 8 Unit(S): Avon Acres 1st Add

Tax Parcel Number(s): P61905/ 3860-000-008-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174366
SEP 15 2017

Amount Paid \$ 5345.00
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 31, 2017

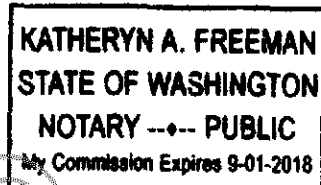
Raymond A. Benoit
Raymond A. Benoit
Kimberly A. Benoit
Kimberly A. Benoit

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Raymond A. Benoit is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 5, 2017

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018



State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kimberly A. Benoit is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 5, 2017

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

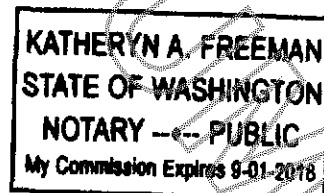


EXHIBIT "A"
Exceptions

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 Avon Acres First Addition:

Recording No: 573796

2. Notice of On-Site Sewage System Status, including the terms, covenants and provisions thereof;

Recording Date: October 19, 1994

Recording No.: 9410190032

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