

When recorded return to:
Janice E. Schnider
18026 Fire Mountain Lane
Mount Vernon, WA 98274



201709290062

Skagit County Auditor \$77.00
9/29/2017 Page 1 of 4 10:34AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032264

CHICAGO TITLE
020032264

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cory Marshall, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Janice E. Schnider, a single woman

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

That portion of Lots 8 through 11, inclusive, Block 39, "PLAT OF RESERVED ADDITION TO THE TOWN OF MONTBORNE", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, and of vacated Walker Street and vacated alley described as follows:

Commencing at the most Easterly corner of said Lot 8; thence North 43 degrees 01'17" West 75 feet to the true point of beginning; thence continuing North 43 degrees 01'17" West, 75 feet; thence South 47 degrees 38'15" West, 122.75 feet; thence South 43 degrees 01'17" West, 75 feet; thence North 47 degrees 38'15" East, 122.75 feet to the point of beginning.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P120491 / 4135-039-011-0200,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174592
SEP 29 2017

Amount Paid \$6235.00
Skagit Co. Treasurer
By ME Deputy

STATUTORY WARRANTY DEED
(continued)


Dated: September 25, 2017


Cory Marshall

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Cory Marshall 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 25, 2017


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

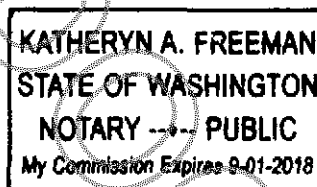


EXHIBIT "A"
Exceptions

1. Agreement including the terms, covenants and provisions thereof

Recording Date: May 18, 1982
Recording No.: 8205180001

2. Skagit County Planning Findings of Fact including the terms, covenants and provisions thereof

Recording Date: June 28, 1996
Recording No.: 9606280202

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

Granted to: Skagit County Sewer District No. 2
Purpose: Sewer mains
Recording Date: March 30, 1998
Recording No.: 9803300104
Affects: Portion of said premises

4. Lot Certification including the terms, covenants and provisions thereof

Recording Date: June 17, 2003
Recording No.: 200306170115

5. 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 Survey:

Recording No: 200307070027

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

Granted to: Skagit County Sewer District NO. 2
Purpose: Side sewer easement
Recording Date: September 29, 1998
Recording No.: 9809290145
Affects: Portion of said premises

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

EXHIBIT "A"

Exceptions
(continued)

document:

Granted to: Alex Von Cube etal
Purpose: Ingress and Egress
Recording Date: October 29, 2003
Recording No.: 200310290029
Affects: Northeasterly 20 feet

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