

When recorded return to:

Gregory A. Hoover and Robin J Hoover
24076 Priscilla Lane
Mount Vernon, WA 98274



201710040057

Skagit County Auditor

\$78.00

10/4/2017 Page

1 of

5 1:47PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032057

CHICAGO TITLE
620032057

STATUTORY WARRANTY DEED

THE GRANTOR(S) Wayne L. Hoover and Joan C. Hoover, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Gregory A. Hoover and Robin J Hoover, husband and wife

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

Lot 5 of Mount Vernon Short Plat #LU05-058 (Broman Short Plat), as recorded on January 7, 2010 under Auditor's File No. 201001070088, being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 20, Township 34 North, Range 4 East W.M.; TOGETHER WITH a roadway and utility easement as recorded under Auditor's File No. 200905140031.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P130004 / 340420-4-026-0400

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174699

OCT 04 2017

Amount Paid \$ 5345.⁰⁰

Skagit Co. Treasurer

By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 29, 2017

Wayne L. Hoover

By Joan C. Hoover
Wayne L. Hoover by Joan C. Hoover, as attorney in fact

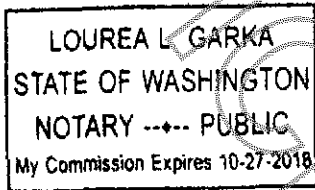
Joan C. Hoover
Joan C. Hoover

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County Skagit of Skagit

I certify that I know or have satisfactory evidence that Joan C. Hoover is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

her
Dated: October 3, 2017



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

State of WASHINGTON
County Skagit of Skagit

I certify that I know or have satisfactory evidence that Joan C. Hoover is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Wayne L. Hoover and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 3, 2017
Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2018

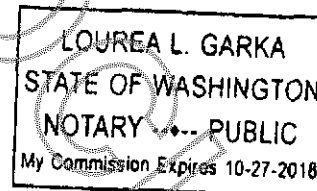


EXHIBIT "A"

Exceptions

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: February 4, 2008
Recording No.: 200802040178

2. 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 and communication line or lines
Recording Date: March 26, 2009
Recording No.: 200903260001

3. Declaration of Easement for Roadway and Utilities including the terms, covenants and provisions thereof

Recording Date: December 9, 2009 and May 14, 2009
Recording No.: 200912090083 and 200905140031

4. Covenants, conditions and restrictions 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: January 7, 2010
Recording No.: 201001070089

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 MOUNT VERNON SHORT PLAT NO. LU05-058:

Recording No: 201001070088

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

EXHIBIT "A"

Exceptions
(continued)

7. Assessments, if any, levied by City of Mount Vernon.
8. Assessments, if any, levied by Harmony Lane Homeowner's Association.