

When recorded return to:
Charles W. Thompson and Conni L. Thompson
37961 Theo Lane
Concrete, WA 98237



201710040105

Skagit County Auditor \$78.00
10/4/2017 Page 1 of 5 3:46PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032285

CHICAGO TITLE
620032285

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eric Kroon, a married man as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Charles W. Thompson and Conni L. Thompson, a married
couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 1, of "PLAT OF SKAGIT SUNSET DIVISION NO. 1", as per plat recorded in Volume 16 of
Plats, pages 49 and 50, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P108075 / 4653-000-001-0000

Subject to:


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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20174713
OCT 04 2017

Amount Paid \$ *10,578.20*
Skagit Co. Treasurer
By *ham* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 28, 2017



Eric Kroon

Lani Kroon

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Skaagit

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

Dated: October 4, 2017

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

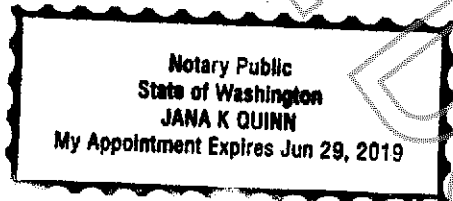


EXHIBIT "A"
Exceptions

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 PLAT OF SKAGIT SUNSET DIV. NO. 1:

Recording No: 9506080039

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 7, 1993
Auditor's No(s): 9310070104, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: 10 feet of said premises being parallel to and coincident with the road

3. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

4. Notes on the face of Short Plat 42-89, as follows:

- A. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
- B. Short Plat number and date of approval shall be included in all deeds and contracts.
- C. Zoning – Residential reserve.
- D. Sewage disposal – Individual septic systems.
- E. Water – Skagit County Water District No. 1

5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or

EXHIBIT "A"

**Exceptions
(continued)**

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;

Recorded: June 8, 1995

Auditor's No(s): 9506080040, records of Skagit County, Washington

Executed by: George J. Theodoratus and Lois M. Theodoratus, husband and wife

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: June 8, 1995
Auditor's No(s): 9506080040, records of Skagit County, Washington
Imposed By: George J. Theodoratus and Lois M. Theodoratus, husband and wife
7. Liability to future assessments, if any, as disclosed by document recorded June 8, 1995, under Auditor's File No. 9506080040, records of Skagit County, Washington..
8. City, county or local improvement district assessments, if any.
9. Dues, charges, and assessments, if any, levied by Lot owners of Skagit Sunset Div. No. 1.