

When recorded return to:
Brian E. Straathof
17866 Bennett Road
Mount Vernon, WA 98273



201710060085
Skagit County Auditor
10/6/2017 Page 1 of 4 1:51PM \$77.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031593

CHICAGO TITLE
620031593

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christopher R. Hackett and Kelli M. Hackett, 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 Brian E. Straathof, an unmarried person

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): PTN TRACT C SKAGIT COUNTY SHORT PLAT NO. 40-76

Tax Parcel Number(s): P99314 / 3867-000-074-0500,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174749
OCT 06 2017

Amount Paid \$ 1,162.00
Skagit Co. Treasurer
By *MB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 25, 2017

Christopher R. Hackett

Christopher R. Hackett

Kelli M. Hackett

Kelli M. Hackett

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Christopher R. Hackett and Kelli M. Hackett are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 26, 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

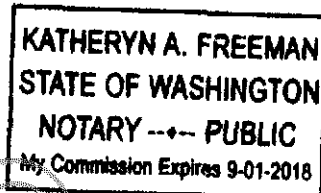


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P99314 / 3867-000-074-0500

The North 110 feet of the West 70 feet of that portion of Tract C of SKAGIT COUNTY SHORT PLAT NO. 40-76, approved September 15, 1976, recorded September 15, 1976 and recorded in Volume 1 of Short Plats, page 170, under Auditor's File No. 842705, lying East of Tract B of said SHORT PLAT NO. 40-76; being a portion of Tract 74, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
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 SKAGIT COUNTY SHORT PLAT NO. 40-76:

Recording No: 842705

2. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: August 8, 1991
Auditor's No(s): 9108080033, records of Skagit County, Washington
Executed By: Kendall D. Gentry and Nancy F. Gentry, husband and wife
As Follows: The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary line adjustment is not for the purpose of creating an additional building lot.
There is no recorded means of ingress and egress to a public road from said premises.
3. Encroachment of a fence, appurtenant to said premises, onto property adjacent on the north as disclosed by a survey recorded December 23, 1999 under Auditor's File No. 199912230011, records of Skagit County, Washington.
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by City of Burlington.