

When recorded return to:

Derek E. Crouter and Sarah G. Crouter
603 Gardner Road
Burlington, WA 98233



201710170049

Skagit County Auditor

\$77.00

10/17/2017 Page

1 of

4

1:29PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032542

CHICAGO TITLE

620032542

STATUTORY WARRANTY DEED

THE GRANTOR(S) Justin M. Ward and April M. Ward, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Derek E. Crouter and Sarah G. Crouter, a married couple

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

Tract A of SKAGIT COUNTY SHORT PLAT NO. 28-77, approved June 12, 1977 and recorded June 14, 1977 under Auditor's File No. 858325 in Book 2 of Short Plats, page 71, records of Skagit County, Washington; being a portion of Tract 16 of PLAT OF BURLINGTON ACREAGE PROPERTY, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington;

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P62381 / 3867-000-016-0305

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174882

OCT 17 2017

Amount Paid \$ 5,790.00

Skagit Co. Treasurer

By *them* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 13, 2017

Justin M. Ward

April M. Ward

STATUTORY WARRANTY DEED
(continued)

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that

Brandon M. Ward & April M. Ward
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: 10/13/17



Name: Kellia A. Mayo
Notary Public in and for the State of WA
Residing at: Sedro Woolley
My appointment expires: 6/19/21

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 SKAGIT COUNTY SHORT PLAT NO. 28-77:

Recording No: 858325

2. Skagit County Right to Manage Natural Resource Lands Disclosure, including the terms, covenants and provisions thereof:

Recording Date: October 2, 2015

Recording No.: 201510020149

3. Assessments, if any, levied by City of Burlington.
4. City, county or local improvement district assessments, if any.