

When recorded return to:
Jonah S Cassidy and Georgina Cassidy
3535 S Woodland Dr
Mount Vernon, WA 98274



201710180075

Skagit County Auditor
10/18/2017 Page

\$76.00
1 of 3 1:54PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032458

CHICAGO TITLE
620032458

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert M. Rude, 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 Jonah S Cassidy and Georgina Cassidy, a married couple

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

Lot 45, FOREST ESTATES, according to the Plat thereof, recorded in Volume 8 of Plats, Pages 53
and 54, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174915
OCT 18 2017

Tax Parcel Number(s): P65461 / 3914-000-045-0006

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Dated: October 13, 2017

Amount Paid \$ 5,167.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

Robert M. Rude
Robert M. Rude

STATUTORY WARRANTY DEED
(continued)

State of Arizona

County of Maricopa

I certify that I know or have satisfactory evidence that

Robert M. Rude
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: 10-16-2017



Name: Justin A. Stittsworth
Notary Public in and for the State of Arizona
Residing at: Maricopa County, AZ
My appointment expires: 2-6-2020



JUSTINA STITTSWORTH
Notary Public - Arizona
Maricopa County
Expires 02/06/2020

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 PLAT OF FOREST ESTATES.

Recording No: 639226

2. 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: August 6, 1963

Recording No.: 639291

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 10, 1969

Recording No.: 724056

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

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.