

When recorded return to:

Ian McCaig Rummel and Meredith Lane Rummel,
husband and wife
3707 West 11th Street
Anacortes, WA 98221



201710230189

Skagit County Auditor \$78.00
10/23/2017 Page 1 of 5 3:48PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032613

CHICAGO TITLE

620032613

STATUTORY WARRANTY DEED

THE GRANTOR(S) James Jerald Hughes and Laureen Marie Crevier Hughes, trustees of the Hughes Family Revocable Trust of 2012

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Ian McCaig Rummel and Meredith Lane Rummel, husband and wife

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

Lot 33 of Survey recorded December 3, 1998 in Volume 21 of Surveys, pages 85 through 87, under Auditor's File No. 9812030124, records of Skagit County, Washington, being a portion of Block 1122, Northern Pacific Addition to Anacortes, recorded in Volume 2 of Plats, pages 9 through 11.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P114158 / 3809-323-033-0100

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175005

OCT 23 2017

Amount Paid \$9439.00

Skagit Co. Treasurer

By *nam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 17, 2017

James Jerald Hughes and Laureen Marie Crevier Hughes, trustees of the Hughes Family Revocable Trust of 2012

BY:


James Jerald Hughes
Trustee

BY:


Laureen Marie Crevier Hughes
Trustee

STATUTORY WARRANTY DEED
(continued)

State of New Hampshire
County of Rockingham

I certify that I know or have satisfactory evidence that James Jerald Hughes
and Laureen Marie Crevier Hughes
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and
acknowledged it as the Trustees of the Hughes Family Revocable Trust of 2012 to be the free and
voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/17/2017



Name: Michelle E. Montemorra
Notary Public in and for the State of New Hampshire
Residing at: Rockingham County
My appointment expires: April 9, 2019



EXHIBIT "A"
Exceptions

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

Granted to: City of Anacortes and Lots 1, 2 and 3 of Rock Ridge
Purpose: Access, utilities, pipelines and drainage
Recording Date: December 3, 1998
Recording No.: 9812030122
Affects: North 2 feet

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: October 22, 1998
Recording No.: 9810220058

3. Agreement, including the terms and conditions thereof; entered into;

By: Anthony Malo et ux et al
And Between: Dale A. Fowler and Elizabeth Wilson-Fowler, husband and wife
Recorded: April 28, 1998
Auditor's No.: 9804280113, records of Skagit County, Washington

4. Right, title and interest of the public over unvacated streets.

5. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 2, 2001
Auditor's No(s): 200110020127, 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: A strip of land 10 feet in width parallel to and coincident with street

6. 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 SURVEY.

EXHIBIT "A"

Exceptions
(continued)

Recording No: 9812030124

7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument
Recorded: October 22, 1998
Auditor's File No.: 9810220058, records of Skagit County, Washington
Imposed By: Rock Ridge Homeowners Association
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Anacortes.
10. Assessments, if any, levied by Rockridge Home Owners Association.