

When recorded return to:
Jeff A Gilbert and Delia Gilbert
9073 Fruitdale Road
Sedro Woolley, WA 98284



201710260052

Skagit County Auditor \$78.00
10/26/2017 Page 1 of 5 1:39PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032543

CHICAGO TITLE
020032543

STATUTORY WARRANTY DEED

THE GRANTOR(S) Pauline R. Hinchman, an unmarried person and Pauline R. Hinchman, Personal Representative of the Estate of John A. Hinchman, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Jeff A Gilbert and Delia Gilbert, a married couple

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

Lot 4, PLAT OF FRUITDALE VIEW DIV. NO. 1, according to the plat thereof recorded in Volume 10 of Plats, page 29, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P77925 / 4194-000-004-0004

Subject to:

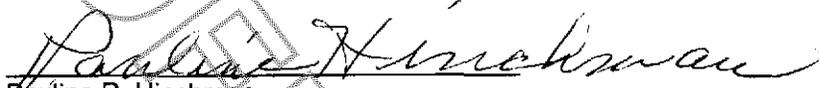
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20175040
OCT 26 2017

Amount Paid \$ 2,781.80
Skagit Co. Treasurer
By *MEY* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 25, 2017


Pauline R. Hinchman

The Estate of John A. Hinchman, deceased

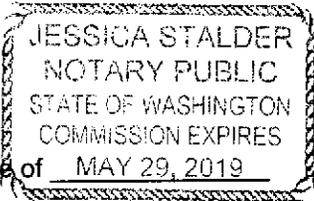
BY: 
Pauline R. Hinchman, Personal Representative

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Skagit

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

Dated: 10/25/2017



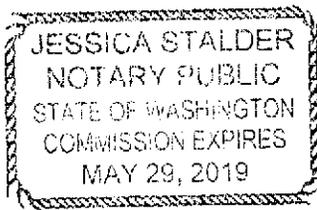
[Signature]
Name: Jessica Stalder
Notary Public in and for the State of WA
Residing at: Mt Vernon
My appointment expires: 5/29/19

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Pauline R. Hinchman

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 Personal Representative of the Estate of John A. Hinchman, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/25/2017



[Signature]
Name: Jessica Stalder
Notary Public in and for the State of WA
Residing at: Mt Vernon
My appointment expires: 5/29/19

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 27, 1959
Auditor's No(s): 580919, 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: Width undisclosed, centerline located approximately 56 feet South of the North line of Section 19

The Grantor shall not place, construct or maintain any building or other structure within 25 feet of said centerline and shall do no blasting whatsoever within a distance of 300 feet from said line unless reasonable notice thereof has been first given to grantee in writing.

2. 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 FRUITDALE VIEW DIV. NO. 1:

Recording No: 772693

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: December 19, 1986
Recording No.: 8612190050
Affects: Portion of said premises

4. 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: March 25, 1985
Recording No.: 8503250058

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 10, 1987
Recording No.: 870310062

5. City, county or local improvement district assessments, if any.

