

When recorded return to:

Derek A. Tweedie and Mandi K. Tweedie
431 Widnor Drive
Mount Vernon, WA 98274



201710270110

Skagit County Auditor

\$77.00

10/27/2017 Page

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4 1:47PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032682

CHICAGO TITLE

020032682

STATUTORY WARRANTY DEED

THE GRANTOR(S) William D. Sahnaw and Melanie F. Sahnaw, 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 Derek A. Tweedie and Mandi K. Tweedie, a married couple

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): 23 WIDNOR DRIVE

Tax Parcel Number(s): P54901 / 3771-000-023-0012,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175060

OCT 27 2017

Amount Paid \$ 3120.00

Skagit Co. Treasurer

By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 26, 2017

William D. Sahnou
William D. Sahnou
Melanie Sahnou
Melanie F. Sahnou

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that William D. Sahnou and Melanie F. Sahnou 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: 10.27.17

Jennifer J. Lind
Name: Jennifer J. Lind
Notary Public in and for the State of WA
Residing at: 130W
My appointment expires: 10/01/18

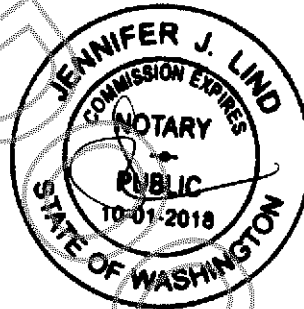


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P54901 / 3771-000-023-0012

Tract 23, WIDNOR DRIVE, according to the plat thereof, recorded in Volume 9 of Plats, page 104,
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 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 WIDNOR DRIVE:

Recording No: 742849

2. Covenants, conditions, and restrictions contained in instrument, 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: April 27, 1976

Auditor's No.: 834009, records of Skagit County, Washington

Executed By: Roy E. Widen and Esther Widen, husband and wife

As Follows: Restrictions on other tracts in said plat imposed by various instruments of record, which may be notice of a general plan as follows:

- A. Plat restricted to Modular Homes, including double wide Mobile Homes, minimum 20 feet wide.
 - B. All homes must be skirted or have perimeter concrete foundations, concrete blocks accepted.
 - C. Driveways and landscaping to be completed by lot purchaser.
 - D. All utilities to be kept underground.
3. City, county or local improvement district assessments, if any
 4. Assessments, if any, levied by City of Mount Vernon.