

When recorded return to:

Elizabeth A. O'Brien and Kevin M. O'Brien
2909 East Section Street
Mount Vernon, WA 98274



201711160058

Skagit County Auditor

11/16/2017 Page

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3

\$76.00

1:37PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032752

CHICAGO TITLE
020032752

STATUTORY WARRANTY DEED

THE GRANTOR(S) Charles William Litz and Adaline Litz, 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 Kevin M O'Brien and Elizabeth A O'Brien, Husband and Wife

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

Lot 2 of MOUNT VERNON SHORT PLAT NO. 4-95, approved July 8, 1995, recorded July 28,
1995, in Volume 12 of Short Plats, pages 7 and 8, under Auditor's File No. 9507280019, records of
Skagit County, Washington; being a portion of the Southeast Quarter of the Southwest Quarter,
Section 21, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P107740 / 340421-3-038-0200,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175315
NOV 16 2017

Amount Paid \$46.33
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 5, 2017

Charles William Litz
Charles William Litz

Adaline E. Litz
Adaline E. Litz

State of WA

County of Whatcom

I certify that I know or have satisfactory evidence that
Charles William Litz + Adaline Litz
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: 11/14/2017

Barbara Volkov
Name: Barbara Volkov
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 12/20/2020

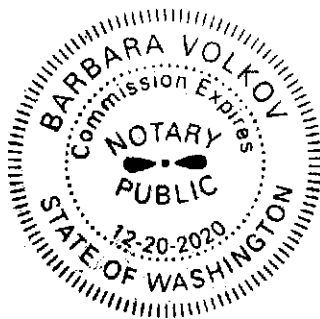


EXHIBIT "A"
Exceptions

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 CITY OF MOUNT VERNON SHORT PLAT NO. MV-4-95:

Recording No: 95072800019

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