

When recorded return to:  
Kimberly Hobbs  
717 Orth Way  
Sedro Woolley, WA 98284



201711200199  
Skagit County Auditor \$76.00  
11/20/2017 Page 1 of 3 4:02PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620032053

CHICAGO TITLE  
620032053

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald D. Prouty and Velva M. Prouty, 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 Kimberly Hobbs, an unmarried person

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

Lot 17, MADLUNG-KIRKPATRICK PLAT, according to the plat thereof, recorded in Volume 12 of Plats, page 75, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P81619 / 4408-000-017-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20175447  
NOV 20 2017

Amount Paid \$ 6057.00  
Skagit Co. Treasurer  
By BT Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: November 15, 2017

Donald D. Prouty  
Donald D. Prouty

Velva M. Prouty  
Velva M. Prouty

State of WA

County of SICKEE

I certify that I know or have satisfactory evidence that Donald D. Prouty Velva M Prouty 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: November 17, 2017

Laurea L. Garka  
Name: Laurea L. Garka  
Notary Public in and for the State of WA  
Residing at: Ardenwood  
My appointment expires: 10/27/2018

LOUREA L. GARKA  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 10-27-2018

**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  
MADLUNG-KIRKPATRICK PLAT:

Recording No: 7909110044

2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: September 17, 1979

Auditor's No(s): 7909170057, records of Skagit County, Washington

3. Assessments, if any, levied by City of Sedro-Woolley.
4. City, county or local improvement district assessments, if any

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