

When recorded return to:
Gregory S. McKee and Jennifer R. McKee
13735 Rawlins Road
Mount Vernon, WA 98273



Skagit County Auditor \$78.00
12/8/2017 Page 1 of 5 11:33AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033088

CHICAGO TITLE
020033088

STATUTORY WARRANTY DEED

THE GRANTOR(S) Allen J. Sackett, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Gregory S. McKee and Jennifer R. McKee, a married couple

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

Unit 404 of FIRST AMENDMENT TO SURVEY MAP AND PLANS FOR STATE STREET TOWNHOMES CONDOMINIUM (ADDING PHASE II), according to the Declaration thereof, recorded January 24, 1995 under Auditor's File No. 9501240050 and amended September 29, 1995 under Auditor's File No. 9509280039, and as delineated on that certain "Survey Map of Plans", recorded in Volume 16 of Plats, pages 76 through 79, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P107833 / 4664-000-404-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175703
DEC 08 2017

Amount Paid \$ 4597.40
By *MB* Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 6, 2017

Allen J. Sackett
Allen J. Sackett

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Allen J. Sackett
(s) 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: December 7, 2017

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish Co
My appointment expires: 9-01-2018

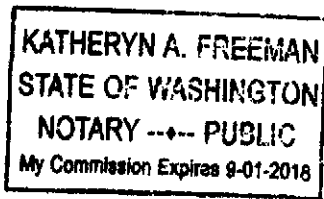


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: October 20, 1989
Auditor's No(s): 8910200087, records of Skagit County, Washington
In favor of: LaConner Apartment L.P., a Limited Partnership
For: Ingress, egress and utilities
Affects: the West 12 feet

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: November 13, 1989
Auditor's No.: 8911130045, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 LACONNER SHORT PLAT NO. 91-07 LC:

Recording No: 9109230121

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 STATE STREET TOWNHOMES CONDOMINIUM:

Recording No: 9501240049

5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 7, 1995
Auditor's No(s): 9508070081, records of Skagit County, Washington
For: For all utilities, including but not limited to power, natural gas, water sewer and cable
Affects: The West 20 feet of the East 70 feet of Tract "D" of LaConner Short Plat No. 92-07, as described above

Said instrument is a re-recording of instrument (s);
Recorded: November 3, 1994
Auditor's File No(s): 9411030043, records of Skagit County, Washington

EXHIBIT "A"

Exceptions
(continued)

6. 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: January 24, 1995
Recording No.: 9510240050

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 28, 1995
Recording No.: 9509280039

7. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 28, 1995
Auditor's No(s): 9509280041, records of Skagit County, Washington
In favor of: Town of LaConner
For: Public/pedestrian right-of-way placement, repair and maintenance of curbs, gutters and sidewalks thereof, and for utility purposes

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 FIRST AMENDMENT TO SURVEY MAP AND PLANS FOR STATE STREET TOWNHOMES CONDOMINIUM:

Recording No: 9509280040

9. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: December 18, 1995
Auditor's No(s): 951280108, records of Skagit County, Washington
For: The Town shall have the right, without prior institution of any suit or proceeding at law, at times as may be necessary, to by the Grantor and his assigns and successors for the purpose of installing, construction, operating, maintaining, removing, connections and appurtenances thereto, together with the right of ingress to and egress from said property for the foregoing purpose.
Affects: The West 20 feet of the East 70 feet of Lot D and a portion of Lot C of City of LaConner Short Plat No. 91-07, recorded September 23, 1991 in Volume 10 of Short Plats, Page 9, under Auditor's File No. 919230121, records of Skagit County, Washington

EXHIBIT "A"

Exceptions
(continued)

10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: January 24, 1995
Auditor's No(s): 9501240050, records of Skagit County, Washington
Imposed By: Unit Owners Association of State Street Townhouse Condominium
11. Assessments, if any, levied by Unit Owners Association of State Street Townhome Condominium.
12. Assessments, if any, levied by City of LaConner.
13. City, county or local improvement district assessments, if any.