

When recorded return to:
Gina Watkins
644 Humphrey Place
Burlington, WA 98233



Skagit County Auditor
12/8/2017 Page 1 of 4 2:00PM

\$77.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032834

CHICAGO TITLE
620032834

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nicholas S. Stuart and Rachel R. Stuart, 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 Gina Watkins, a single person

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

Lot 9, WEST VIEW EAST, according to the plat thereof, recorded January 3, 2005, under Auditor's File No. 200501030074, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P122435 / 4851-000-009-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017574
DEC 08 2017

Amount Paid \$ 5078.⁰⁰
Skagit Co. Treasurer
By *M. M.* Deputy

STATUTORY WARRANTY DEED
(continued)

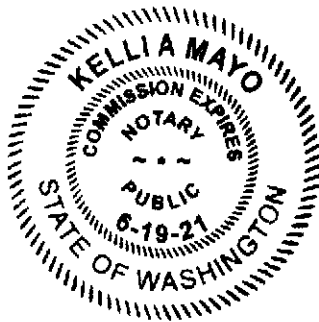
Dated: November 30, 2017

Nicholas S. Stuart
Nicholas S. Stuart
Rachel R. Stuart
Rachel R. Stuart

State of WA
County of St Kitts

I certify that I know or have satisfactory evidence that
Nicholas S. Stuart & Rachel R. Stuart
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: 12/8/17



Kellia A. Mayo
Name: Kellia A. Mayo
Notary Public in and for the State of WA
Residing at: Sedro Woolley, WA
My appointment expires: 6/19/21

EXHIBIT "A"
Exceptions

1. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed
Recorded: October 19, 1954
Auditor's No.: 508074, records of Skagit County, Washington
To: State of Washington

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 10, 2005
Auditor's No(s): 200501100131, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances

Said instrument is a re-recording of instrument (s);
Recorded: November 22, 2004
Auditor's File No(s): 200411220174, records of Skagit County, Washington

3. 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 WEST VIEW EAST:**

Recording No: 200501030074

4. Covenants, conditions, restrictions, and easements 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: January 3, 2005
Auditor's No(s): 200501030073, records of Skagit County, Washington
Executed By: Hansell Mitzel LLC

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: January 3, 2005
Auditor's No(s): 200501030073, records of Skagit County, Washington
Imposed By: Hansell Mitzel LLC

EXHIBIT "A"

Exceptions (continued)

6. 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 Survey:

Recording No: 200601270091

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Burlington.
9. Dues, charges, and assessments, if any, levied by West View East Owners Association.