

When recorded return to:
Michael J. Armstrong and Jayme Armstrong
2221 Cedar Lane
Sedro Woolley, WA 98284



201712110168

Skagit County Auditor \$76.00
12/11/2017 Page 1 of 3 3:33PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032956

CHICAGO TITLE
620032956

STATUTORY WARRANTY DEED

THE GRANTOR(S) Timothy K Post, a married person as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Michael J. Armstrong and Jayme Armstrong, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:
Lot 8, CEDAR GROVE ADDITION, according to the plat thereof, recorded in Volume 8 of Plats,
page 60, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P64054 / 3876-000-008-0007,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175733
DEC 11 2017

Amount Paid \$ 4900.⁰⁰
Skagit Co. Treasurer
By *jam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 7, 2017



Timothy K Post



Evelyn Syverson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Timothy K Post and Evelyn Syverson 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: December


Name: Lourea L Garka
Notary Public in and for the State of wa
Residing at: Arlington
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, 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 CEDAR GROVE ADDITION:

Recording No: 640207

2. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;

Recorded: October 4, 1963

Auditor's No(s).: 641627, records of Skagit County, Washington

Executed By: Charles E. Ratchford and Virginia R. Ratchford, husband and wife

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