

When recorded return to:
Brian D Binder
2414 North 24th Place
Mount Vernon, WA 98273



201712130059

Skagit County Auditor \$76.00
12/13/2017 Page 1 of 3 11:36AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032775

CHICAGO TITLE
620032775

STATUTORY WARRANTY DEED

THE GRANTOR(S) Patrick J. Riley, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Brian D Binder, an unmarried man

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

Lot 3, RUDELL ADDITION, according to the plat thereof, recorded in Volume 16 of Plats, pages 51 and 52, records of Skagit County, Washington.
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P107406 / 4654-000-003-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175759
DEC 13 2017

Amount Paid \$ 4846.⁶⁰
Skagit Co. Treasurer
By *JLM* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 8, 2017




Patrick J. Riley

State of WASHINGTON
County of ~~SKAGHT~~ Itseap

I certify that I know or have satisfactory evidence that Patrick J. Riley is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 11, 2017



Name: Erin Goodall
Notary Public in and for the State of Washington
Residing at: Sublimity WA
My appointment expires: 09-01-2018

Notary Public
State of Washington
Erin Goodall
Commission Expires 09-01-2018

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 Ruddell Addition.

2. Reservation contained in deed from the State of Washington recorded under Auditor's File No. 185839 reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

3. Easement, including the terms and conditions thereof, granted by instrument(s):
Recorded: December 22, 1994
Auditor's No(s): 9412220061, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects:

Easement No. 1: All streets and road right of ways as now or hereafter designed, platted, and/or constructed within the above roads are dedicated to the public, this clause shall become null and void.

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way.

4. City, county or local improvement district assessments, if any.
5. Liability to future assessments, if any, levied by the City of Mount Vernon.