

When recorded return to:

Kristopher D Morse
1602 Birch Court
Mount Vernon, WA 98274



201712200077

Skagit County Auditor
12/20/2017 Page

1 of 4 4:04PM

\$77.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033169

CHICAGO TITLE
020033169

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kengroup LLC, a Washington limited liability company

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

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

Lot 2, PLAT OF WILLOW WAY, according to the plat thereof recorded June 29, 2005, under Auditor's File No. 200506290081, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P123017 / 4863-000-002-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017 5896
DEC 20 2017

Amount Paid \$1785.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 18, 2017

Kengroup LLC, a Washington limited liability company

BY:

Ronald A Kennedy
Ronald A Kennedy
Managing Member

BY:

Catherine Kennedy
Catherine Kennedy
Member

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Ronald A Kennedy
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Managing Member of Kengroup LLC, a Washington limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated:

12/19/17

Deborah K. Flick
Name: DEBORAH K. FLICK

Notary Public in and for the State of WA

Residing at: Bellevue

My appointment expires: 8/19/18



State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that _____

Catherine Kennedy
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Member of Kengroup LLC, a Washington limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12/20/17

Deborah K. Flick

Name: DEBORAH K. FLICK

Notary Public in and for the State of WA

Residing at: Ashtown

My appointment expires: 8/19/18

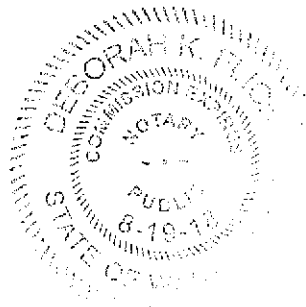


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 23, 1987
Auditor's No(s): 8710230063, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
2. 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 PLAT OF WILLOW WAY:

Recording No: 200506290081
3. 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: June 29, 2005
Recording No.: 200506290082
4. Assessments, if any, levied by City of Sedro Woolley.
5. City, county or local improvement district assessments, if any.