

When recorded return to:

Travis Alexander and Yael Alexander
3625 Tundra Court
Mount Vernon, WA 98273



201712210046

Skagit County Auditor \$77.00
12/21/2017 Page 1 of 4 1:27PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032669

CHICAGO TITLE
620032669

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rozella M. Stroud, Trustee of the Stroud Living Trust, dated December 8, 2006 for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Travis Alexander and Yael Alexander, a married couple

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

Lot 39, Plat of Trumpeter Meadows, according to the plat thereof, recorded on October 12, 2005, under Auditors File No. 200510120048, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P123501 / 4872-000-039-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20175903
DEC 21 2017

Amount Paid \$5825.⁶⁰
Skagit Co. Treasurer
By *Mdm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 19, 2017

Stroud Revocable Living Trust

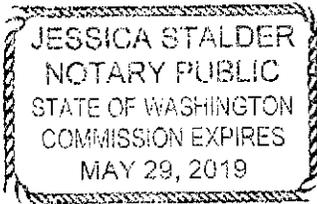
BY: Rozella M. Stroud
Rozella M. Stroud, Trustee

State of Washington
County of King

I certify that I know or have satisfactory evidence that Rozella M. Stroud

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 Trustee of Stroud Living Trust Dated December 8, 2006 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12-19-2017



Jessica Stalder
Name: Jessica Stalder
Notary Public in and for the State of WA
Residing at: Mount Vernon
My appointment expires: 5/29/19

EXHIBIT "A"
Exceptions

1. Real estate excise tax of 1.78% upon any sale of said Land, if unpaid.

Beginning July 1, 2005, an additional \$5.00 Real Estate Excise Tax Electronic Technology Fee must be included in all excise tax payments.

2. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2017
Tax Account No.: P123501 / 4872-000-039-0000
Tax Code/Located In: 0930 / Mount Vernon
Assessed Value: \$243,900.00

General and Special Taxes: Billed: \$602.82, Full Year
Paid: \$602.82
Unpaid: \$0.00

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

3. The property herein described is carried on the tax rolls as partially exempt under a Senior Citizen's exemption and the assessed values have been "frozen." If said taxes are not paid prior to the sale by or death of the qualifying taxpayer, the exemption will be disallowed, the assessed value will be adjusted and the full tax amount for the current and/or prior years, if any, will be due:

Levy Code: 0930
Estimated amount of tax without exemption, including special taxes and charges: \$3,597.33

4. Terms, powers, conditions, and limitations of the trust under which title is held.

The Company will require a copy of the trust agreement and any amendments thereto for review.

If the property which is the subject of this transaction constitutes more than 25 percent of the net fair market value of the trust principal, proof must be furnished to the Company that the trustee has complied with the 20 day notice to the beneficiaries of the nature and terms of the intended transaction as provided in RCW 11.100.140.

The Company reserves the right to add additional items/exceptions or make further requirements after review of the requested documentation.

5. Your application for title insurance was placed by reference to only a street address or tax

EXHIBIT "A"

Exceptions (continued)

identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the seller/borrower must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

6. In the event matters are discovered during the closing process which would otherwise be insured by the Covered Risks included in the policy, the Company may limit or delete insurance provided by the affected Covered Risk. In such event, a supplemental will be issued prior to closing. General Exceptions A through K will not appear in the ALTA Homeowner's Policy.
7. In the event that the Land is occupied or intended to be occupied by the owner and a spouse or registered domestic partner as a homestead, the conveyance or encumbrance of the Land must be executed and acknowledged by both spouses or both registered domestic partners, pursuant to RCW 6.13 which now provides for an automatic homestead on such Land.