

When recorded return to:  
Dave Richter and Cinde Richter  
330 North Central Avenue  
Sedro Woolley, WA 98284



Skagit County Auditor \$77.00  
12/29/2017 Page 1 of 4 2:44PM  
85

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620032124

**CHICAGO TITLE**  
**020032124**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Sally Straathof, 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 Dave Richter and Cinde Richter, a married couple

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

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

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

Lot(s): 2 SEDRO WOOLLEY SHORT PLAT SW SP-1999 A.F. No. 200704190083

Tax Parcel Number(s): P126063 / 4169-002-011-0100

Subject to:

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

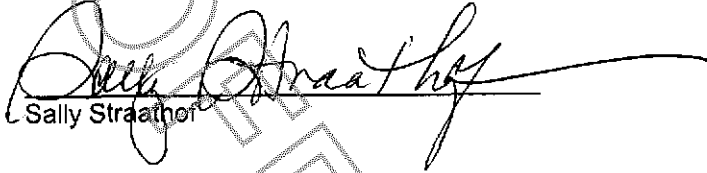
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20176027  
DEC 29 2017

Amount Paid \$ 5701.00  
Skagit Co. Treasurer  
By *DSX* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

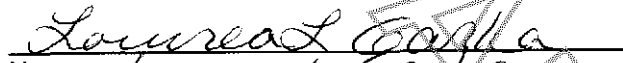
Dated: December 27, 2017

  
Sally Straathof

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Sally Straathof is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 28, 2017

  
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"**  
Legal Description

**For APN/Parcel ID(s): P126063 / 4169-002-011-0100**

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Lot 2, Sedro Woolley Short Plat No. 1999, recorded under Auditor's File No. 200704190083, records of Skagit County, Washington, being a portion of Lot 11, Block 2, Rosedale Garden Tracts of Sedro Woolley, according to the plat thereof, recorded in Volume 3 of plats, page 52, records of Skagit County, Washington.

Together with a one-third undivided interest in Tract A of said short plat.

Situate in Skagit County, Washington.

**EXHIBIT "B"**  
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 Short Plat No. (SW) SP-1999.

Recording No: 200704190083

2. Articles of Incorporation Homeowner's Association, including the terms, covenants and provisions thereof,

Recording Date: April 19, 2007  
Recording No.: 200704190082

3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by City of Sedro-Woolley.
5. Assessments, if any, levied by Cary Lane Homeowners Association.