

When recorded return to:
Christopher Andreas and Monica Andreas
504 Debbie Drive
Sedro Woolley, WA 98284



Skagit County Auditor

1/12/2018 Page

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4

\$77.00

2:36PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033157

CHICAGO TITLE

620033157

STATUTORY WARRANTY DEED

THE GRANTOR(S) Andrew Roy Griffin and Darcy Leah Griffin, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Christopher Andreas and Monica Andreas, a married couple

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

Lot 2 Eden's Acres Plat No. LP-06-08, approved January 13, 2011 and recorded January 18, 2011 under Auditor's File No. 201101180064, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P130512/ 4999-000-000-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018/65
JAN 12 2018


Amount Paid \$ 5256.00
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 2, 2018



Andrew Roy Griffin




Darcy Leah Griffin

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Andrew Roy Griffin and Darcy Leah Griffin 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: 1/11/18



Name: DEBORAH K. FLICK
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 8/19/18

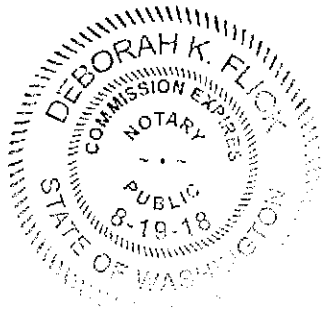


EXHIBIT "A"
Exceptions

1. Easement and Maintenance Agreement, including the terms and conditions thereof, disclosed by instrument:
Recorded: December 29, 1995
Auditor's No.: 9512290098, records of Skagit County, Washington
In favor of: Owners of Lots in said Short Plat
For: Ingress, egress and utilities
2. Agreement, Waiver of Protest and Special Power of Attorney including the terms, covenants and provisions thereof

Recording Date: December 29, 1995
Recording No.: 9512290099
3. 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 CITY OF SEDRO-WOOLLEY SHORT PLAT NO. SW-09-95:

Recording No: 9512290100
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: February 23, 2009
Recording No.: 200902230144
5. 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 EDEN'S ACRES PLAT NO. LP-06-08:

Recording No: 201101180064
6. 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,

EXHIBIT "A"

Exceptions (continued)

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: January 18, 2011
Recording No.: 201101180065

7. Waiver of Protest Regarding ULID/LID Within the City of Sedro-Woolley including the terms, covenants and provisions thereof

Recording Date: January 18, 2011
Recording No.: 201101180066

8. Assessments, if any, levied by Eden's Acres Homeowners Association.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by City of Sedro-Woolley.