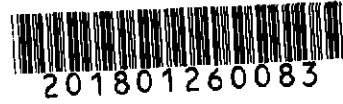


When recorded return to:
Bo M. Martin
P.O. Box 660
Ferndale, WA 98248



Skagit County Auditor \$77.00
1/26/2018 Page 1 of 4 1:40PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 299
JAN 26 2018

Amount Paid \$ 5256.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033248

CHICAGO TITLE
620033248

STATUTORY WARRANTY DEED

THE GRANTOR(S) William P. Rogers, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Bo M. Martin, a married man as his separate estate

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

Lot 18, AMENDED PLAT OF MOUNTAIN VIEW ESTATES, according to the plat thereof, recorded in Volume 14 of Plats, page 198, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P90629 / 4539-000-018-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: January 18, 2018

W.P. Rogers
William P. Rogers

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that William P. Rogers
(s) are the person(s) who appeared before me, and said person(s) 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: 1/18/18



Kellia Mayo
Name: Kellia A. Mayo
Notary Public in and for the State of WA
Residing at: Sedro Woolley
My appointment expires: 6/19/21

EXHIBIT "A"
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 Amended Plat of Mountain View Estates:

Recording No: 9110040031

2. Covenants, conditions, restrictions and easements 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: November 21, 1990

Recording No.: 9011210045

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Mountain View Estates Homeowners Association

Recording Date: November 21, 1990

Recording No.: 9011210045

4. Easement, including the terms and conditions thereof, created by instrument(s);

Recorded: December 17, 1956

Auditor's No(s): 545339, records of Skagit County, Washington

In favor of: Cascade Natural Gas

For: Construct, maintain and operate pipeline

Affects: 30 feet right-of-way

5. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 27, 1982

Auditor's No(s): 8210270042, records of Skagit County, Washington

In favor of: Cascade Natural Gas Corp.

For: Construction, operation, and maintenance of pipeline

6. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: February 26, 1935

Auditor's No(s): 267764, records of Skagit County, Washington

In favor of: Drainage District No. 14

For: Drainage ditch purposes

EXHIBIT "A"

Exceptions
(continued)

Affects: A 50-foot wide strip of land

Note: Exact location and extent of easement is undisclosed of record.

7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 30, 1993
Auditor's No(s): 9304300146, records of Skagit County, Washington
In favor of: Lot 16, Amended Plat of Mountain View Estates
For: Access and utilities
Affects: North 20 feet of said premises

8. Covenants, conditions, restrictions and easements 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: February 26, 1935
Recording No.: 267764

9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by City of Sedro Woolley.