

When recorded return to:
Chad Lemrick and Christine Michelle Lemrick
2312 37th Court
Anacortes, WA 98221



201804030102
Skagit County Auditor 1 of 3 2:03PM
4/3/2018 Page \$76.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033824

CHICAGO TITLE
620033824

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kyle P. Higgins and Dona S. Higgins, 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 Chad Lemrick and Christine Michelle Lemrick, a married couple

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

Lot 5, PLAT OF 37TH COURT, according to the plat thereof, recorded on January 14, 2000 under Auditor's File No. 200001140071, records of Skagit County, Washington;
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P116530 / 4743-000-005-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20181321
APR 03 2018

Amount Paid \$ 7,392.⁰⁰
By *mm* Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 28, 2018



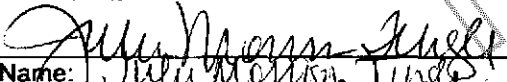
Kyle P. Higgins


Dona S. Higgins

State of ^{Virginia} WASHINGTON
County of ^{Virginia Beach} SCAIT
^{City} ^{State}

I certify that I know or have satisfactory evidence that Kyle P. Higgins and Dona S. Higgins 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: March 31, 2018



Name: Julie Morrison Tingle
Notary Public in and for the State of Virginia
Residing at: Virginia Beach VA
My appointment expires: 11/30/2020

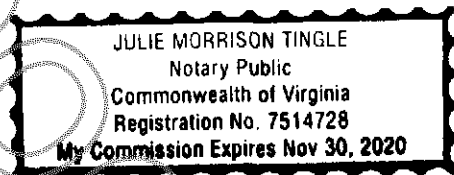


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument
Recorded: January 4, 1991
Auditor's No.: 9101040051, records of Skagit County, WA
In favor of: Puget Sound Power & Light Company, a Washington corporation
For: An underground electric transmission and/or distribution system
Affects: Portion of said premises, as constructed
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 37TH COURT:
Recording No: 200001140071
3. Covenants, conditions, and restrictions contained in declaration of restrictions, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons.
Recorded: January 14, 2000
Auditor's No.: 200001140072, records of Skagit County, WA
4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument
Recorded: January 14, 2000
Auditor's No.: 200001140072, records of Skagit County, WA
Imposed by: Subdivision Association
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by City of Anacortes.
7. Assessments, if any, levied by Subdivision Association.