

When recorded return to:
Patrick Grant
PO Box 1009
Burlington, WA 98233



Skagit County Auditor \$77.00
4/13/2018 Page 1 of 4 3:39PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034410

CHICAGO TITLE

620034410

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven H. White, 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 Patrick Grant, an unmarried man

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): 25 MOUNTAIN VISTA ADD

Tax Parcel Number(s): P67659 / 3960-000-025-0011

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20181491
APR 13 2018

Amount Paid \$ 3832.00
Skagit Co. Treasurer
By *BT* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 11, 2018

Steve H. White
Steven H. White

State of WA
County of Spokane

I certify that I know or have satisfactory evidence that Steve H. White
Steve H. White is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/12/18

Julie D. Hellstrom
Name: Julie D. Hellstrom
Notary Public in and for the State of WA
Residing at: Spokane
My appointment expires: 10/9/18

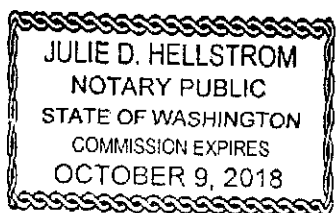


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P67659 / 3960-000-025-0011

Lot 25, Mountain Vista Addition, according to the plat thereof, recorded in Volume 7 of plats, page 65, records of Skagit County, Washington.

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 Mountain Vista Addition.

Recording No: 539409

2. 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

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

3. Terms, conditions, and restrictions of that instrument entitled Ordinance No. 1481-04;

Recorded: October 13, 2004
Auditor's No(s): 200410130026, records of Skagit County, Washington
In Favor of: City of Sedro-Woolley
Affects: Said premises and other property
Which states in part, as follows:

Residential User Connection Fee. ...shall pay a special connection fee in the sum of Three Thousand Four Hundred Twenty Six dollars (\$3,426.00) for each residential dwelling unit connected to the sanitary sewer.

Nonresidential User Connection Fee. ...shall pay a special connection fee for each nonresidential structure or nonresidential use connected to the sanitary sewer in the sum of Three Thousand Four Hundred Twenty Six dollars (\$3,426.00) for each equivalent residential unit ("ERU").

4. City, county or local improvement district assessments, if any.
5. Your application for title insurance was placed by reference to only a street address or tax 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.