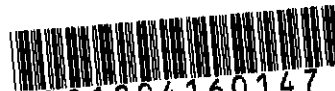


When recorded return to:

Albert M. DeAndrea and Barbara M. Gust
2601 North 34th Place
Mount Vernon, WA 98273



201804160147

Skagit County Auditor
4/16/2018 Page

\$77.00
1 of 4 1:54PM

CHICAGO TITLE
620034097

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034097

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard G. Ledbetter and Charlotte A. Ledbetter, 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 Albert M. DeAndrea and Barbara M. Gust, registered domestic partners

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

Lot 9, Plat of Centennial Grove, as per plat recorded in Volume 15 of plats, page 26, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P100824 / 4579-000-009-0008

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018/509
APR 16 2018

Amount Paid \$6769.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: March 30, 2018



Richard G. Ledbetter



Charlotte A. Ledbetter


State of WASHINGTON

County of Skagit.

I certify that I know or have satisfactory evidence that

Richard G. Ledbetter Charlotte A. Ledbetter
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: April 5, 2018


Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Carlton
My appointment expires: 10/27/2018

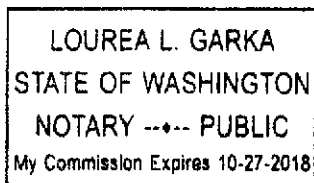


EXHIBIT "A"
Exceptions

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 PLAT OF CENTENNIAL GROVE:

Recording No: 9202130034

2. Easement, including the terms and conditions thereof, reserved by instrument;
Recorded: November 30, 1987
Auditor's No.: 8711300028, records of Skagit County, Washington
For: Ingress, egress and utilities

The exact location and extent of said easement is not disclosed of record.

NOTE: We note an instrument purporting to release said easement recorded March 26, 1998, under Auditor's File No. 9803260038, records of Skagit County, Washington.

3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: October 23, 1991
Auditor's No.: 9110230047, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company, a Washington corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances

4. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition 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: April 13, 1973
Auditor's No.: 783493, records of Skagit County, Washington
Executed By: Skagit Country Estates, a partnership

This Company is unable to determine the effect, if any, of said restrictions on said premises. AT the time the restrictive covenants were recorded, the declarants held no record interest in said premises and have since acquired none.

5. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition 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;

EXHIBIT "A"

Exceptions (continued)

Recorded: February 13, 1992
Auditor's No.: 9202130035, records of Skagit County, Washington
Executed By: Michael Gandy and Julie Gandy, husband and wife; and Kirk Campbell
and Lale Campbell, husband and wife

6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Mount Vernon.