

When recorded return to:
Timothy J. Walden
1278 Fidalgo Place
Sedro Woolley, WA 98284



Skagit County Auditor \$77.00
4/17/2018 Page 1 of 4 11:49AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034007

CHICAGO TITLE
020034007

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kristin Michelle Miller, an unmarried woman
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Timothy J. Walden, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 20, FIDALGO COMMONS PUD, according to the plat thereof, recorded May 30, 2003, under
Auditor's File No. 200305300211, records of Skagit County, Washington.

Situated in Skagit County, Washington.
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P120468 / 4817-000-020-0000


Subject to:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20181539
APR 17 2018

Amount Paid \$4757.60
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 12, 2018




Kristin Michelle Miller

State of WASHINGTON

County of Whatcom

I certify that I know or have satisfactory evidence that Kristin Michelle Miller is the person who appeared before me, and said person 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: April 13 2018



Name: Addie Brown
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 7/23/2021

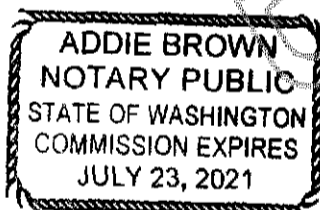


EXHIBIT "A"
Exceptions

1. 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 FIDALGO COMMONS PUD
Recording No: 200305300211

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: May 30, 2003
Auditor's No(s): 200305300211, records of Skagit County, Washington
In favor of: Public Utility District No. 1
For: Construction and maintenance of a water and communication line, lines or related facilities of a pipe or pipes, line or lines or related facilities along with necessary appurtenances

3. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: May 30, 2003
Auditor's No(s): 200305300212, records of Skagit County, Washington

AMENDED by instrument(s):
Recorded: December 4, 2003 and December 22, 2003
Auditor's No(s): 200312040104 and 200312220004, records of Skagit County, Washington

4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: January 13, 2003
Auditor's No.: 200301130315, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

5. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: December 20, 2001
Auditor's No.: 200112200009, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

EXHIBIT "A"

Exceptions
(continued)

6. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: November 28, 2001
Auditor's No.: 200111280079, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
7. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: November 28, 2001
Auditor's No.: 200111280079, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
8. With respect to Paragraph F of the General Exceptions, Certificate for City of Sedro-Woolley Ordinance Number 1221-95 and 1601-5, providing for a facilities improvement charge for new connections to the city sewer system;
Recorded: February 23, 1995 and April 4, 2005
Auditor's No.: 9502230028 and 200504040073, records of Skagit County, Washington
9. Skagit County Right to Farm Disclosure

Recording Date: November 19, 2014
Recording No.: 201411190019
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by City of Sedro-Woolley