

When recorded return to:  
Troy J. Dorame and Robbie E. Dorame  
926 Calkin Place  
Sedro Woolley, WA 98284



201804170032

Skagit County Auditor \$77.00  
4/17/2018 Page 1 of 4 11:50AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620034215

CHICAGO TITLE  
620034215

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Charlene Brandstrom, an unmarried person, as her separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys, and warrants to Troy J. Dorame and Robbie E. Dorame, husband and wife

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

Lot 18, Wedmore Addition, according to the plat thereof, recorded in Volume 9 of plats, page 115,  
records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P77573 / 4178-000-018-0008,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20181540

APR 17 2018

Amount Paid \$ 4544.00  
Skagit Co. Treasurer  
By *BT* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 10, 2018

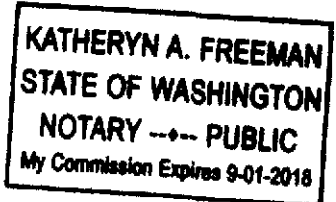
Charlene Brandstrom  
Charlene Brandstrom

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Charlene Brandstrom is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 16, 2018

Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish, CO  
My appointment expires: 9-01-2018



**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 WEDMORE

ADDITION:

Recording No: 749506

2. Covenants, conditions, and restrictions contained in instrument, 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 30, 1906

Auditor's No.: 56908, records of Skagit County, Washington

Executed By: Excepting, however, from the operation of this deed and reserving unto the party of the first part, its successors and assigns all minerals and mineral oils in and under any of said lands, whether said minerals or mineral oils are now known or shall hereafter be discovered without, however, any right of the party of the first part, its successors or assigns in, to or upon the surface of any of said lands.

3. Covenants, conditions, and restrictions contained in declaration(s) of restriction, 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: May 5, 1971

Auditor's No(s): 752197, records of Skagit County, Washington

Executed By: Don-Lee, Inc.

AMENDED by instrument(s):

Recorded: February 1, 1972

Auditor's No(s): 763612, records of Skagit County, Washington

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

Recording Date: September 21, 1963

Recording No.: 641683

Affects: Portion of said premises

**EXHIBIT "A"**

Exceptions  
(continued)

5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: October 16, 2000

Recording No.: 200010160120

Matters shown: Possible encroachment of a fence onto the property to the West by varying amounts

6. Assessments, if any, levied by City of Sedro-Woolley.

7. City, county or local improvement district assessments, if any.