

When recorded return to:
Jonathan Hopkins and Mary Hopkins
3724 Seneca Drive
Mount Vernon, WA 98273



Skagit County Auditor \$78.00
5/4/2018 Page 1 of 5 1:55PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034217

CHICAGO TITLE
620034217

STATUTORY WARRANTY DEED

THE GRANTOR(S) Croft Bracken and Candice Bracken, 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 Jonathan Hopkins and Mary Hopkins, a married couple

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

Lot 1, Plat of Park Meadows, as per plat recorded in Volume 16 of plats, pages 82 through 84, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P108304 / 4666-000-001-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20181855
MAY 04 2018

Amount Paid \$ 6,146.⁰⁰
Skagit Co. Treasurer
By *Mdm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 27, 2018



Croft Bracken



Candice Bracken

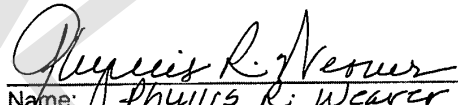
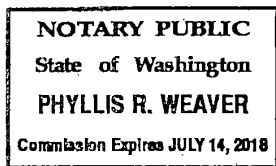
State of WA

County of Thurston

I certify that I know or have satisfactory evidence that

CROFT BRACKEN
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: April 30, 2018



Name: Phyllis R. Weaver
Notary Public in and for the State of WA
Residing at: TUMWATER, WA
My appointment expires: 7-14-18

ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty Deed

State of WA

County of SKagit

I certify that I know or have satisfactory evidence that

Cardice Bracken
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: 5-1-18

Cassandra M Mitchell
Name: Cassandra M Mitchell
Notary Public in and for the State of WA
Residing at: MT Vernon
My appointment expires: 3-10-21

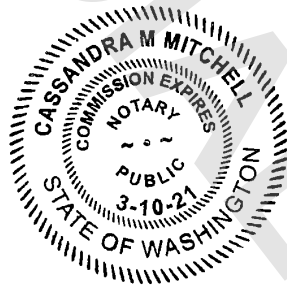


EXHIBIT "A"
Exceptions

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 PLAT OF PARK MEADOWS:

Recording No: 9510130076

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 15, 1977
Auditor's No(s): 868655, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The North and the East 7 feet of Tract D of Short Plat No. MV-11-77
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 1, 1995
Auditor's No(s): 9502010065, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects:

EASEMENT NO. 1: All streets on road rights-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the Public, this clause shall become null and void.)

EASEMENT NO. 2: A strip of land 7 feet in width across all lots, tracts, and spaces located within the above described property being parallel and coincident with the boundaries of all private/public street and road rights-of-way.

4. 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 CITY OF MOUNT VERNON SHORT PLAT NO. MV-2-80 and CITY OF MOUNT VERNON SHORT PLAT NO. MV-3-80
Recording No: 8001290022 and 8001290021
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting

EXHIBIT "A"Exceptions
(continued)

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 CITY OF MOUNT VERNON SHORT PLAT NO.MV-3-80:

6. Terms and conditions of that Power of Attorney and Agreement regarding formation of Local Improvement District;
Recorded: October 13, 1995
Auditor's No.: 9510130074, records of Skagit County, Washington
By: John N. Hocking
Between: City of Mount Vernon
7. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Auditor's No.: 92096, records of Skagit County, Washington
Executed By: The State of Washington
8. 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: November 22, 1995
Auditor's No(s): 9511220120, records of Skagit County, Washington
Executed By: John N. Hocking, Sandi Hocking and John Lund
9. Assessments, if any, levied by City of Mount Vernon.
10. City, county or local improvement district assessments, if any.