

When recorded return to:
Larry Hammer and Nancy Smith
2080 South 20th Street
Mount Vernon, WA 98274



201805150101

05/15/2018 03:53 PM Pages: 1 of 3 Fees: \$76.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032405

CHICAGO TITLE
620032405

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daryl J. Kirkman, 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 Larry Hammer and Nancy Smith, husband and wife

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

Lot 8, Aemmer Addition to Mount Vernon, according to the plat thereof recorded in Volume 7 of Plats, page 92, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P61664 / 3853-000-008-0004,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

26182004
MAY 15 2018

Amount Paid \$ **5380.60**
By **BT** Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 14, 2018

Daryl J. Kirkman
Daryl J. Kirkman

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Daryl J. Kirkman 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: May 14, 2018

Kelly K Miller
Name: Kelly K Miller
Notary Public in and for the State of WA
Residing at: Mount Vernon
My appointment expires: 9-9-2020

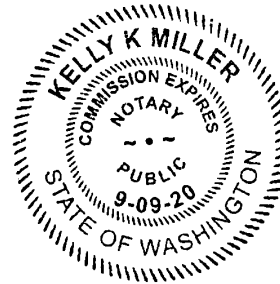


EXHIBIT "A"
Exceptions

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 AEMMER ADDITION TO MOUNT VERNON:

Recording No: 573471

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

Recording Date: October 7, 2002

Recording No.: 200210070127

Matters shown: Possible encroachment of a fence onto said premises by 0.5 feet along the Westerly line of said premises, possible encroachment of a fence onto said premises by 1.7 feet along the Easterly line of said premises and encroachment of a shed and fence onto the property to the South by 12.0 feet.

3. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by City of Mount Vernon.