

**When recorded return to:**  
Austin J. McMaster and Michelle L. McMaster  
1420 East Fir Street  
Mount Vernon, WA 98273



**201805160099**

05/16/2018 03:31 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.: 620034285

**CHICAGO TITLE**  
**620034285**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Thomas B. Cufley and Stephanie Cufley, 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 Austin J. McMaster and Michelle L. McMaster, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 1, Block 3, "Mount Vernon Heights Addition to Mount Vernon", according to the plat thereof, recorded in Volume 5 of Plats, Page 47, records of Skagit County, Washington.  
Situate in Skagit County, Washington

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

Tax Parcel Number(s): P53913 / 3747-003-001-0006

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20182030  
MAY 16 2018

Amount Paid \$ 5,492.<sup>74</sup>  
Skagit Co. Treasurer  
By *M. M. M.* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: May 7, 2018

[Signature]  
Thomas B. Cufley

[Signature]  
Stephanie Cufley

State of WA  
County of Snohomish

I certify that I know or have satisfactory evidence that  
Thomas B Cufley Stephanie Cufley  
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: May 8, 2018

[Signature]  
Name: Laurea L Garka  
Notary Public in and for the State of wa  
Residing at: Arlington  
My appointment expires: 10/27/2018

LOUREA L. GARKA  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 10-27-2018

**EXHIBIT "A"**  
Exceptions

1. Exceptions and reservations as contained in instrument;  
Recorded: September 21, 1900  
Auditor's No.: Volume 41 of Deeds, page 285, records of Skagit County, Washington  
Executed By: W.M. Lindsey  
As Follows: Coal and all minerals are reserved
  
2. 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: February 20, 1947  
Auditor's No(s): 401191, records of Skagit County, Washington  
Executed By: Ann S. Axelson, et al
  
3. Skagit County Right-to-Manage Resource Lands Disclosure and the terms and conditions thereof:  
  
Recording Date: January 20, 2015  
Recording No.: 201501200058
  
4. City, county or local improvement district assessments, if any.
  
5. Assessments, if any, levied by City of Mount Vernon.