

When recorded return to:  
Zachariah R. Cranny and Stephanie L. Cranny  
1525 Blackberry Drive  
Mount Vernon, WA 98273



**201805180092**

05/18/2018 02:00 PM Pages: 1 of 3 Fees: \$76.00  
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE INSURANCE COMPANY

P.O. Box 45023  
Jacksonville, FL 32232-5023

CHICAGO TITLE  
020034166

Escrow No.: 620034166

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Mary June Schons, 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 Zachariah R. Cranny and Stephanie L. Cranny, husband and wife

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

Lot 16, "Plat of Blackberry Meadows," according to the plat thereof, recorded in Volume 16 of Plats, Pages 147 and 148, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P110850 / 4686-000-016-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20182077  
MAY 18 2018

Amount Paid \$ 4,099.<sup>00</sup>  
Skagit Co. Treasurer  
By *AMM* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: May 15, 2018

Mary June Schons  
Mary June Schons

State of WASHINGTON  
County of ~~SKAGIT~~ Kittitas  
*de* 5-16-2018

I certify that I know or have satisfactory evidence that Mary June Schons 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: May 16, 2018

Cheryl A Chambers  
Name: Cheryl A Chambers  
Notary Public in and for the State of Washington  
Residing at: East Wenatchee, WA  
My appointment expires: May 2, 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 **PLAT OF BLACKBERRY MEADOWS:**

Recording No: 9611180101

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

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line.  
Recording Date: December 22, 1994  
Recording No.: 9412220058  
Affects: Said premises and other property

3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by City of Mount Vernon.