

When recorded return to:
Donald Jay O'Leary
11037 SE 30th PL
Bellevue, WA 98004



201805310015

05/31/2018 09:06 AM Pages: 1 of 4 Fees: \$77.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032736

CHICAGO TITLE

620032736

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eddie A. Pysher and Linda S. Pysher, 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 Donald Jay O'Leary, an unmarried person and Karen Pat Miya,
an unmarried person

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

Lot 10, CHUCKANUT VIEW SUBDIVISION, according to the plat thereof, recorded in Volume 16
of Plats, pages 94 through 97, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P108584 / 4671-000-010-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20182259
MAY 31 2018

Amount Paid \$ **17,805.⁰⁰**
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 29, 2018

Eddie A. Pysher
Eddie A. PysherLinda S. Pysher
Linda S. PysherState of Washington
County of Skaquit

I certify that I know or have satisfactory evidence that
Eddie A. Pysher and Linda S. Pysher
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: May 30, 2018

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

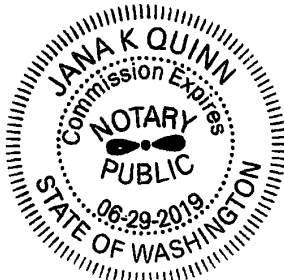


EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: November 6, 1990
 Auditor's No(s): 9011060079, records of Skagit County, Washington
 In favor of: Eldridge C. Deming, as his separate property
 For: A non-exclusive easement for ingress, egress and utilities
 Affects: A 60 foot wide strip, the location of which is not disclosed

2. Covenants, conditions, restrictions, and easements 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: April 3, 1996
 Auditor's No(s): 9604030028, records of Skagit County, Washington
 Executed By: Robert Thomaston

 AMENDED by instrument(s):
 Recorded: July 18, 1996, October 15, 1996 and August 14, 1997
 Auditor's No(s): 9607180009, 9610150031 and 9708140048, records of Skagit County, Washington

3. 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 CHUCKANUT VIEW SUBDIVISION:

 Recording No: 9604030024

4. Title Notification including the terms, covenants and provisions thereof

 Recording Date: June 2, 1999
 Recording No.: 9906020079

5. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

 Recording Date: September 2, 2014
 Recording No.: 201409020116

EXHIBIT "A"

Exceptions
(continued)

6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by Chuckanut View Estates Home Owner's Association.