

When recorded return to:
Carol Ann Goeson
P.O. Box 2763
Mount Vernon, WA 98273



201805310084

05/31/2018 03:20 PM 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.: 620034703

CHICAGO TITLE
620034703

STATUTORY WARRANTY DEED

THE GRANTOR(S) James W Nicholas and Shirley J Nicholas, Trustees of The James W. Nicholas and Shirley J. Nicholas Revocable Living Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Carol Ann Goeson, a single woman

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 20, PLAT OF HILLTOP HAVEN DIV. NO. III, according to the plat thereof, recorded in Volume 14 of Plats, pages 78 and 79, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P83635 / 4512-000-020-0009,

Subject to:

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

2018 2282
**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

MAY 31 2018

Amount Paid \$ 7570.00
By Skagit Co. Treasurer
AF Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 30, 2018

The James W. Nicholas and Shirley J. Nicholas Revocable Living Trust

BY: J.W. Nicholas
James W. Nicholas
Trustee

BY: S.J. Nicholas
Shirley J. Nicholas
Trustee

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Shirley Jean Nicholas and James Wesley Nicholas is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustees of The James W. Nicholas and Shirley J. Nicholas Revocable Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5-30-18

Jessica Stalder
Name: Jessica Stalder
Notary Public in and for the State of WA
Residing at: MT VERNON
My appointment expires: 5-29-19

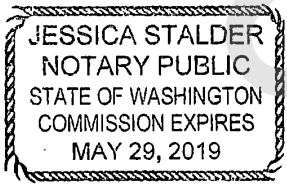
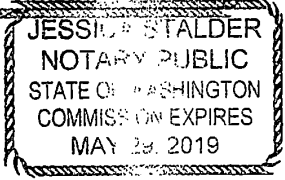
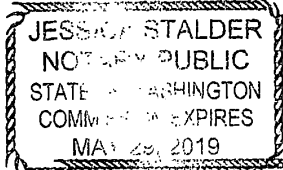


EXHIBIT "A"
Exceptions

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 HILLTOP HAVEN DIV. NO. III:

Recording No: 8907140039

2. Requirement and obligation shown on the plat, and as disclosed by deed recorded May 16, 1990, under Auditor's File No. 9005160080, records of Skagit County, Washington, as follows:

The charge in lieu of assessment for each lot in this subdivision shall be \$600.00. (This charge includes a credit of \$0.00 for installed sewer lines.) A Standard Participation Contract must be executed and the said amount paid prior to the issuance of a sewer permit.

3. Covenants, conditions, and restrictions 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: July 20, 1987

Auditor's No(s): 8707200074, records of Skagit County, Washington

Said instrument is a re-recording of instrument (s);

Recorded: July 21, 1986

Auditor's File No(s): 8607210126, records of Skagit County, Washington

4. 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: July 14, 1989

Auditor's No(s): 8907140041, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: May 18, 1992

Auditor's No(s): 9205180008, records of Skagit County, Washington

5. Terms, conditions, and restrictions of that instrument entitled Standard Participation Contract Certificate of Payment and Release of Sewer Connection Charge;

Recorded: October 4, 1989 and March 16, 1990

Auditor's No(s): 8910040088 and 9003160025, records of Skagit County, Washington

EXHIBIT "A"

Exceptions
(continued)

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