

When recorded return to:
Steve White
26911 Highway 904 Space #9
Tyler, WA 99004



201806190031

06/19/2018 11:23 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034580

CHICAGO TITLE
U20034580

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nicole Hooley, Personal Representative for the Estate of Patrick McGrath, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Steve White, an unmarried person

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

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

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

Lot(s): 48 SAUK RIVER ESTATES and Lot(s): R-1 SAUK RIVER ESTATES REPLAT

Tax Parcel Number(s): P68900 / 3994-000-048-0006, P68937 / 3994-000-084-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018-2041
JUN 19 2018

Amount Paid \$ 806.10
Skagit Co. Treasurer
By *MIG* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 15, 2018

The Estate of Patrick McGrath

BY: Nicole Hooley
Nicole Hooley
Personal Representative

State of Washington
Skagit county of Skagit

I certify that I know or have satisfactory evidence that Nicole Hooley

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 Personal Representative of The Estate of Patrick McGrath to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 18, 2018

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: snohomish co
My appointment expires: 9-01-2018

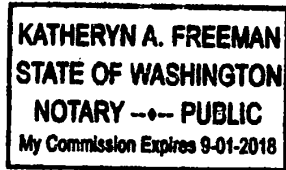


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P68900 / 3994-000-048-0006 and P68937 / 3994-000-084-0001

PARCEL A:

Lot 48, PLAT OF SAUK RIVER ESTATES, according to the plat thereof, recorded in Volume 8 of Plats, pages 13 and 14, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

Lot R-1, REPLAT OF LOTS 49, 50 & 51, SAUK RIVER ESTATES, according to the plat thereof, recorded in Volume 9 of Plats, page 116, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"

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 PLAT OF SAUK RIVER ESTATES:

Recording No: 604613

2. 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 REPLAT OF LOTS 49, 50 & 51, SAUK RIVER ESTATES:

Recording No: 749808

3. 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, together with necessary appurtenances
Recording Date: May 23, 1979
Recording No.: 7905230016

4. City, county or local improvement district assessments, if any.
5. No coverage is provided by this policy with respect to any mobile home or manufactured home located on the land, nor whether or not said home is properly titled, nor is any representation made as to the registered or legal owners thereof.