

When recorded return to:
Christopher W Smith and Kelley A Crane
2406 Francis Road
Mount Vernon, WA 98273

201807030093
07/03/2018 01:37 PM Pages: 1 of 4 Fees: \$104.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034324

CHICAGO TITLE
620034324

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nathan Nieshe, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Christopher W Smith and Kelley A Crane, husband and wife

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): 3 MOUNT VERNON SHORT PLAT LU-04-091

Tax Parcel Number(s): P125058 / 340409-3-015-0800

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 2920
JUL 03 2018

Amount Paid \$ 6680.00
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 21, 2018

Nathan Nieshe 6/29/18
Nathan Nieshe

State of WA.
County of Skagit

I certify that I know or have satisfactory evidence that

Nathan Nieshe
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: June 29, 2018

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2018

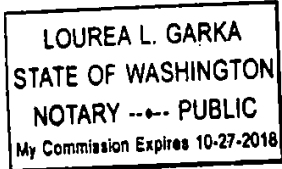


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P125058 / 340409-3-015-0800

Lot 3, CITY OF MOUNT VERNON SHORT PLAT NO. LU-04-091, as approved September 18, 2006 and recorded September 21, 2006 under Auditor's File No. 200609210114, 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 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 CITY OF MOUNT VERNON SHORT PLAT NO. MV-1-79:

Recording No: 895203

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

Granted to: Samuel A. Deniff and Olga Deniff, husband and wife
Purpose: A driveway for vehicular and pedestrian ingress and egress
Recording Date: December 15, 1993
Recording No.: 9312150114

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 CITY OF MOUNT VERNON SHORT PLAT NO. LU-04-091:

Recording No: 200609210114

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