



201807130087

07/13/2018 01:57 PM Pages: 1 of 2 Fees: \$100.00  
Skagit County Auditor

When recorded return to:  
Raman Chopra and Sakshi Chopra  
~~2906 Davis Place~~ 4752 Mount Baker Loop  
Mount Vernon, WA 98273

Recorded at the request of:  
Guardian Northwest Title  
File Number: 116179

Statutory Warranty Deed

116179

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Justin Hendrickson, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to Raman Chopra and Sakshi Chopra, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 17, Bakerview West

Tax Parcel Number(s): P113631, 4719-000-017-0000

Lot 17, "PLAT OF BAKERVIEW WEST", as per plat recorded in Volume 17 of Plats, pages 13 through 16, inclusive, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 7.13.18

Justin Hendrickson



STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Justin Hendrickson, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 7.13.18

Printed Name: ~~Justin Hendrickson~~ Elizabeth Galbreath  
Notary Public in and for the State of Washington  
Residing at Cannon Island  
My appointment expires: ~~10-20-19~~ 3-20-21

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

201803006  
JUL 13 2018

Amount Paid \$ 4720.22  
Skagit Co. Treasurer  
By BT Deputy

## Exhibit A

### EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name:	Bakerview West
Recorded:	August 18, 1998
Auditor's No:	<u>9808180054</u>

B. Terms and Conditions of City of Mount Vernon Ordinance No. 2863, pursuant to Chapter 17.111 regarding rezoning, recorded April 8, 1998 under Auditor's File No. 9804080064.