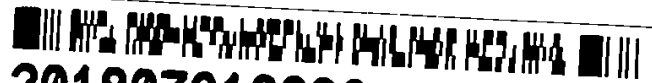


When recorded return to:
Olivia Ann Yates O'Donnell
Joshua John O'Donnell
9369 Prospect Street
Sedro Woolley, WA 98284



201807310096

07/31/2018 01:33 PM 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.: 620035365

CHICAGO TITLE
620035365

STATUTORY WARRANTY DEED

THE GRANTOR(S) Casey Sousa and Kelsey Sousa, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Olivia Ann Yates O'Donnell and Joshua John O'Donnell, wife and husband

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

Tract 20 of Mountain Vista Addition, Skagit County, Wash., according to the plat thereof, recorded in Volume 7 of Plats, Page 65, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P67653 / 3960-000-020-0008,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 3368

JUL 31 2018

Amount Paid \$6,146.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 20, 2018

Casey SousaKelsey Sousa
Kelsey SousaState of WashingtonCounty of Skaagit

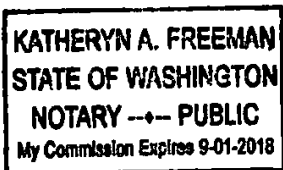
I certify that I know or have satisfactory evidence that

Kelsey Sousa

(s) 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: July 23, 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



STATUTORY WARRANTY DEED
(continued)

Dated: July 20, 2018



Casey Sousa

Kelsey Sousa

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

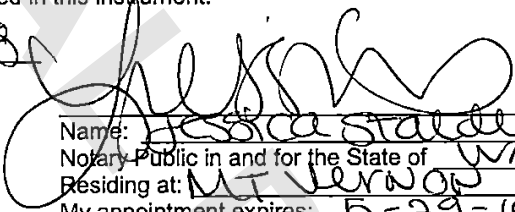
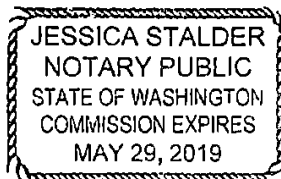
Casey James Sousa(is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: 7/20/2018
Name: Jessica Stalder
Notary Public in and for the State of WA
Residing at: MT Vernon
My appointment expires: 5-29-19

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 26, 1935
Auditor's No(s): 267764, records of Skagit County, Washington
In favor of: Drainage District No. 14
For: Drainage Ditch

Note: Exact location and extent of easement is undisclosed of record.
2. Terms, conditions, and restrictions of that instrument entitled Ordinance No. 1481-04;
Recorded: October 13, 2004
Auditor's No(s): 200410130026, records of Skagit County, Washington
In Favor of: City of Sedro-Woolley
Affects: Said premises and other property
Which states in part, as follows:

Residential User Connection Fee. ...shall pay a special connection fee in the sum of Three Thousand Four Hundred Twenty Six dollars (\$3,426.00) for each residential dwelling unit connected to the sanitary sewer.

Nonresidential User Connection Fee. ...shall pay a special connection fee for each nonresidential structure or nonresidential use connected to the sanitary sewer in the sum of Three Thousand Four Hundred Twenty Six dollars (\$3,426.00) for each equivalent residential unit ("ERU").
3. Assessments and liability to future assessments, if any, levied by Diking District No. 14.
4. City, county or local improvement district assessments, if any.