

When recorded return to:
Deborah Buck
3919 H Avenue
Anacortes, WA 98221



201808060133

08/06/2018 11:49 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035400

CHICAGO TITLE
620035400

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cheryl W. Robison, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Deborah Buck, 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): 17 ROSEWIND SUBDIVISION

Tax Parcel Number(s): P115941 / 4737-000-017-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 06 2018

Amount Paid \$
By *ME* Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 31, 2018

Cheryl W. Robison
Cheryl W. Robison

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Cheryl W. Robison is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 2, 2018
Martin E. Lehr
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: In Conner WA
My appointment expires: 2-9-19



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P115941 / 4737-000-017-0000

Lot 17, PLAT OF ROSEWIND SUBDIVISION, according to the plat thereof, recorded September 30, 1999, under Auditor's File No. 199909300131, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: August 9, 1957
 Auditor's No(s): 554700, records of Skagit County, Washington
 In favor of: Puget Sound Power and Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: Said premises, the exact location and extent of said easement is undisclosed of record

2. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 19, 1967
 Auditor's No(s): 705887, records of Skagit County, Washington
 In favor of: Cascade Natural Gas Corporation
 For: Oil and gas pipeline
 Affects: Said premises, the exact location and extent of said easement is undisclosed of record

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 PLAT OF ROSEWIND SUBDIVISION:

 Recording No: 9909300131

4. Covenants, conditions, and restrictions contained in declaration of restrictions, but omitting any covenant 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: February 2, 2000
 Auditor's No.: 200002020090, records of Skagit County, WA

 AMENDED by instrument(s):
 Recorded: October 6, 2000
 Auditor's No(s): 200010060079, records of Skagit County, Washington

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: February 2, 2000
 Auditor's No(s): 200002020090, records of Skagit County, Washington
 Imposed By: Gary D. McCormick and Aina McCormick, and Vintage Investments, Inc.

EXHIBIT "B"

Exceptions
(continued)

6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Anacortes.
8. Assessments, if any, levied by Rosewind Owner's Association.