

When recorded return to:
Ernest M Grau, III and Diana A Grau
1817 Sandalwood Street
Mount Vernon, WA 98273



201808310025

08/31/2018 09:39 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 620035496

CHICAGO TITLE
620035496

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert A Eck and Louella M Eck, husband and wife as to Parcel A and Robert Eck and Louella Eck, Trustees of the Robert and Louella Eck 2017 Trust dated March 20, 2017 as to Parcel B

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as part of an IRC 1031 Tax Deferred Exchange in hand paid, conveys, and warrants to Ernest M Grau, III and Diana A Grau, a married couple

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): 11 SANDALWOOD and Ptn. NE NE, 17-34-4

Tax Parcel Number(s): P80210 / 4361-000-011-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 3871
AUG 31 2018

Amount Paid \$ 5496.³²
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 23, 2018

Robert and Louella Eck 2017 Trust dated March 20, 2017

BY: Robert Eck Trustee
Robert Eck
Trustee

BY: Louella Eck Trustee
Louella Eck
Trustee

Robert A. Eck
Robert A Eck

Louella M. Eck
Louella M Eck

State of WASHINGTON
County of ~~SKAGIT~~ Snohomish
JKQ

I certify that I know or have satisfactory evidence that Robert Eck and Louella Eck are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Trustees, respectively, of Robert and Louella Eck 2017 Trust dated March 20, 2017 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 18, 2018
Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

**JANA K QUINN
Notary Public
State of Washington
My Commission Expires
June 29, 2019**

State of WASHINGTON
County of ~~SKAGIT~~ Snohomish
JKQ

I certify that I know or have satisfactory evidence that Robert A Eck and Louella M Eck are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 18, 2018
Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

**JANA K QUINN
Notary Public
State of Washington
My Commission Expires
June 29, 2019**

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P80210 / 4361-000-011-0002

PARCEL A

Lot 11 "PLAT OF SANDALWOOD", as per plat recorded in Volume 11 of Plats, page 78, records of Skagit County, Washington

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "B"

That portion of the South half of the Northeast quarter of the Northeast quarter Section 17, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of the South half of the Northeast quarter of the Northeast quarter;
thence South 10 feet
thence East 184.85 feet to the true point of beginning said point being the Northwest corner of Lot 11, Plat of Sandalwood",
thence North 10 feet;
thence East 84.93 feet;
thence South 10 feet to the Northeast corner of said Lot 11;
thence West 84.93 feet to the point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of 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 PLAT OF SANDALWOOD:
Recording No: 862248

2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition 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: August 10, 1977
Auditor's No(s): 862312, records of Skagit County, Washington
Executed By: Sandalwood, a limited partnership, Lanney Wixson, general partner

AMENDED by instrument(s):
Recorded: May 24, 1983
Auditor's No(s): 8305240026, records of Skagit County, Washington

3. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: August 10, 1977
Auditor's No(s): 862312, records of Skagit County, Washington

4. Agreement, including the terms and conditions thereof; entered into;
By: City of Mount Vernon
And Between: Choice Homes
Recorded: June 4, 1984
Auditor's No.: 8406040017, records of Skagit County, Washington
Providing: Terms and conditions of hookup to Mount Vernon City Sewer System

5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: August 28, 1986
Recording No.: 8608280019
Matters shown: Encroachment of a retaining wall appurtenant to said premises onto property adjoining to the Northeast and encroachment of a retaining wall onto the Northwest portion of said premises by approximately 3 feet.

6. City, county or local improvement district assessments, if any.

7. Assessments, if any, levied by City of Mount Vernon.

8. Assessments, if any, levied by Sandalwood Association.