

When recorded return to:
Benjamin Gudde
23018 Concord Lane
Sedro Woolley, WA 98284



201810180045

10/18/2018 01:43 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20184630

OCT 18 2018

Amount Paid \$ 3867.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034626

CHICAGO TITLE
020034626

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bonnie L. Lora, as Personal Representative of the Estates of Donald M. Thompson, deceased, Ellen L. Thompson, deceased and Ivel Thompson, Deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Benjamin Gudde, an unmarried person and Diamond Pierce, an unmarried person

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

Lot 2, SKAGIT COUNTY SHORT PLAT NO. 104-80, approved February 20, 1980, and recorded February 20, 1980, in Volume 5 of Short Plats, page 30, under Auditor's File No. 8102200016, records of Skagit County, Washington; being a portion of the Southwest Quarter of Section 12, Township 35 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P36312 / 350412-3-006-0207,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 10, 2018

Bonnie L. Lora, as Personal Representative of the Estates of Donald M. Thompson, deceased, Ellen L. Thompson, deceased and Ivel Thompson, Deceased

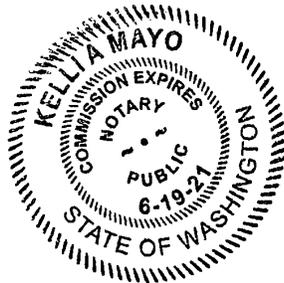
BY: Bonnie L Lora
Bonnie L. Lora
Personal Representative

State of WA
County of Skaat

I certify that I know or have satisfactory evidence that Bonnie L. Lora

~~(s)~~are the person(s) who appeared before me, and said person acknowledged that ~~(he)~~~~(she)~~~~(they)~~ signed this instrument, on oath stated that ~~(he)~~~~(she)~~~~(they)~~ was authorized to execute the instrument and acknowledged it as the Personal Representative of Estates of Donald M. Thompson, Ellen Louise Thompson and Ivel Thompson to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/15/18



[Signature]
Name: Kelli A. Mayo
Notary Public in and for the State of WA
Residing at: 500 So W... St
My appointment expires: 6/19/21

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 7, 1994
Auditor's No(s): 372877, records of Skagit County, Washington
In favor of: Pope and Talbot, Inc.
For: Road purposes
Affects: The West line thereof

Affects: Said premises, the exact location and extent of said easement is undisclosed of record.
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 SKAGIT COUNTY SHORT PLAT NO. 104-80:

Recording No: 8102200016
3. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: April 13, 1982
Recording No.: 8204130029
4. Agreement for Management Services of a Glendon On-Site Sewage System including the terms, covenants and provisions thereof

Recording Date: September 21, 2006
Recording No.: 200609210107
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County, Washington
Purpose: Water, Sewer and communication lines
Recording Date: June 29, 2009
Recording No.: 200906290144
Affects: Portion of said premises

EXHIBIT "A"

Exceptions
(continued)

6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by Concord Land Community Association.