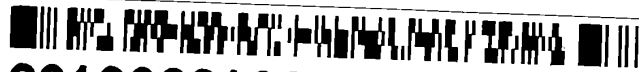


**After Recording Return to:**

LAWRENCE J. HENDERSON, Ttee  
MARGARET J. HENDERSON, Ttee  
19716 E. Conway Hill Lane  
Mount Vernon, WA 98274



**201902210059**

02/21/2019 11:47 AM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

**STATUTORY WARRANTY DEED**

Grantor: LAWRENCE J. HENDERSON and MARGARET J. HENDERSON, husband and wife

Grantee: LAWRENCE J. HENDERSON and MARGARET J. HENDERSON, Co-Trustees of the  
HENDERSON FAMILY TRUST Dated February 20, 2019

Assessor's Tax Parcel Number: P81426/4398-000-003-009

Reference No: \_\_\_\_\_

THE GRANTORS, LAWRENCE J. HENDERSON and MARGARET J. HENDERSON, Husband and Wife, a married couple, for and in consideration of \$1 and other good and valuable consideration, in hand paid, conveys and warrants to the GRANTEES, LAWRENCE J. HENDERSON and MARGARET J. HENDERSON

Co-Trustees of the HENDERSON FAMILY TRUST Dated February 20, 2019, a married couple, whose mailing address is 19716 E. Conway Hill Lane, WA 98274, as to an undivided 2/3rds interest of the following described real property, situated in the County of Skagit, State of Washington:

Apartment 3, FELLMAN CONDOMINIUM, a condominium, according to Declaration thereof recorded under Auditor's File No. 7905090046 and any amendments thereto AND Survey Map and Plans thereof recorded in Volume 12 of Plats, pages 58 through 63, records of Skagit County, Washington; being a portion of Lots 1 and 2, MOUNT VERNON SHORT PLAT NO. 13-77, recorded July 29, 1977, in Volume 2 of Short Plats, page 93, records of Skagit County, Washington.

Commonly known as: 1211 N. 8<sup>th</sup> Street, Apt. 3, Mount Vernon, WA 98273

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

**SUBJECT TO:**

See EXHIBIT "A" attached hereto and made a part hereof

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019 582

FEB 21 2019

Amount Paid \$ 0  
By *BT* Skagit Co. Treasurer Deputy

**Grantor Signatures:**

Dated: February 20, 2019

Dated: February 20, 2019



LAWRENCE J. HENDERSON



MARGARET J. HENDERSON

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

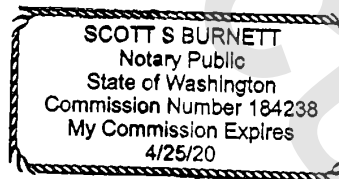
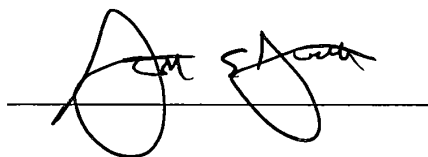
STATE OF WASHINGTON }

COUNTY OF SKAGIT }

On February 20, 2019, before me, Scott S. Burnett, a Notary Public, personally appeared LAWRENCE J. HENDERSON and MARGARET J. HENDERSON, who proved to me on the basis of satisfactory evidence to be the person whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed, the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Washington that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



My Commission Expires: April 25, 2020

Assessor's Tax Parcel Number: P81426/4398-000-003-009

## EXHIBIT "A"

### Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: September 12, 1962

Auditor's No(s): 626159, records of Skagit County, Washington

In favor of: Cascade Natural Gas Corporation

For: Pipeline or pipelines for the transportation of oil, gas, and the products thereof

Affects: Three (3) feet west of the north and south centerline of the southwest quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, and upon a portion of the right-of-way of the Public Utility District No. 1.

2. Easements, including the terms and conditions thereof, granted by instrument(s);

Recorded: November 22, 1978

Auditor's No(s): 891759, records of Skagit County, Washington.

In favor of: Present and future owners of Lots 1 to 4, Mount Vernon Short Plat No. 13-77, and to the Puget Sound Power and Light Company, Nationwide Cablevision: Continental Telephone Company of the Northwest, etc.

For: Electric, telephone, television service, sewer, and cable

Affects: Common areas

3. Easements, including the terms and conditions thereof, granted by instrument(s);

Recorded: November 22, 1978

Auditor's No(s): 891760, records of Skagit County, Washington

In favor of: Present and future owners of Lots 3 and 4 of Short Plat No. 13-77

For: Ingress, egress, sewer line and water line

Affects: Common area

**Exceptions (continued)**

Assessor's Tax Parcel Number: P81426/4398-000-003-009

4. 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 FELLMAN CONDOMINIUM:

Recording No: 7905090047

5. Terms, covenants, conditions, easements, and restrictions and liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, 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 law;

Recorded: May 9, 1979

Auditor's No.: 7905090046, records of Skagit County, Washington

Modification(s) of said covenants, conditions, and restrictions

Recording Date: January 9, 2009

Recording No.: 200901090062

6. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.

7. Easement, including the terms and conditions thereof, disclosed by instrument(s):

Recorded: November 22, 1978

Auditor's No(s): 891761, records of Skagit County, Washington

In favor of: Present and future owners of Lots 2 and 4 of Mount Vernon Short Plat No. 13-77

For: Sewer and water lines together with right of ingress and egress to same

Affects: Common areas

**Exceptions (continued)**

Assessor's Tax Parcel Number: P81426/4398-000-003-009

8. City, county or local improvement district assessments, if any.
9. Dues, charges and assessments, if any, levied by Fellman Condominium Association
10. Liability to future assessments, if any, levied by the City of Mount Vernon.