

When recorded return to:  
Morgan Steele and Zachary Dykeman  
132 Candice Lane  
Sedro Woolley, WA 98284



**201903010059**

03/01/2019 01:50 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.: 620036224

**CHICAGO TITLE**

620036224

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) James J. Rood and Dawn A. Rood, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Morgan Steele and Zachary Dykeman, wife and husband and  
Scott M. Steele and Jennifer L. Steele, husband and wife

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

Lot 5, PLAT OF CANDICE WINMYER, recorded in Volume 16 of Plats, pages 212 through 213,  
records of Skagit County, Washington;

TOGETHER WITH an undivided 1/8 interest in Tract A of said plat for road purposes (Candice  
Lane).

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P112891 / 4709-000-005-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

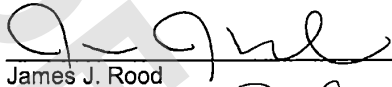
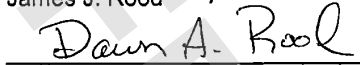
2019733

**MAR 01 2019**

Amount Paid \$8,531.<sup>20</sup>  
Skagit Co. Treasurer  
By *man* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 22, 2019

  
James J. Rood  
Dawn A. RoodState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that James J. Rood and Dawn A. Rood 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: February 26, 2019Name: Kathryn A. FreemanNotary Public in and for the State of WAResiding at: Snohomish CoMy appointment expires: 9.01.2022

Notary Public  
State of Washington  
Kathryn A Freeman  
Commission No. 149913  
My Commission Expires 09-01-2022

**EXHIBIT "A"**

## 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 CANDICE WIDMYER:

Recording No: 9802030053

2. Terms and conditions of Skagit County Variance No. VA970051 for road construction;  
Recorded: April 11, 1997  
Auditor's No.: 9704110019, records of Skagit County, Washington
3. Terms and conditions of an instrument entitled Trail Permit;  
Recorded: October 1, 1997  
Auditor's No.: 9710010047, records of Skagit County, Washington
4. Any question as to rights of access and/or utilities that may be raised by reason of the subject plat being served by means of an easement across property which lies within Whatcom County, State of Washington.
5. Covenants, conditions, and restrictions contained in declaration 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: February 3, 1998  
Auditor's No.: 9802030054, records of Skagit County, Washington  
Executed By: Willard M. Hendrickson and Ida Hendrickson, husband and wife
6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: February 3, 1998  
Recording No.: 9802030053  
Matters shown: Fence
7. Protected Critical Area Site Plan, including the terms, covenants and provisions thereof  
  
Recording Date: September 22, 1999  
Recording No.: 199909220101

**EXHIBIT "A"**Exceptions  
(continued)

8. Any lien or liens arising from the remaining fractional interest in Parcel A, whether arising through the payment of taxes or otherwise.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by Widmyer Homeowner's Association.