

When recorded return to:
William Colwell, Jr and Samantha Colwell
15025 Washington Street
Anacortes, WA 98221



201904180038

04/18/2019 11:29 AM 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.: 620037082

CHICAGO TITLE
W20037082

STATUTORY WARRANTY DEED

THE GRANTOR(S) Claudia G Abbott, an unmarried person and Hans Abbott, an unmarried person
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to William Colwell, Jr and Samantha Colwell, husband and wife

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): 12 Unit(S): KINCAID ADDITION, FIDALGO CITY Tax/Map ID(s):

Tax Parcel Number(s): P73387 / 4104-000-012-0029,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191395

APR 18 2019

Amount Paid \$7,748.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 12, 2019

Claudia G Abbott
Claudia G Abbott

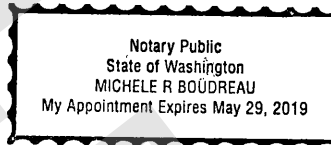
Hans Abbott
Hans Abbott

State of WASHINGTON
County of ~~SKAGIT~~ *whatcom mkb*

I certify that I know or have satisfactory evidence that Claudia G Abbott 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: *April 16, 2019*

Michele R Boudreau
Name: *MICHELE R BOUDREAU*
Notary Public in and for the State of *WA*
Residing at: *Bellingham*
My appointment expires: *May 29, 2019*



State of WASHINGTON
County of ~~SKAGIT~~ *whatcom mkb*

I certify that I know or have satisfactory evidence that Hans Abbott is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: *April 16, 2019*

Michele R Boudreau
Name: *MICHELE R BOUDREAU*
Notary Public in and for the State of *WA*
Residing at: *Bellingham*
My appointment expires: *May 29, 2019*

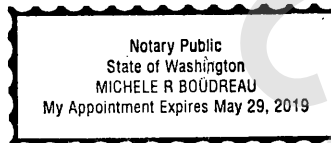


EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P73387 / 4104-000-012-0029

Lot 12, KINCAID ADDITION, FIDALGO CITY, according to the plat thereof, recorded in Volume 7 of Plats, page 21, records of Skagit County, Washington.

TOGETHER WITH that portion of Tract A of Kincaid Addition to Fidalgo City, 1954, as per plat recorded in Volume 7 of Plats, page 21, lying between the North and South lines of Tract 12 in said tract extended Westerly, and together with that portion of Tract D lying North of the North line of Tract 12 in said tract, and said North line extended West of the East line of said tract extended North.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. 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 KINCAID ADDITION FIDALGO CITY:

Recording No: 506212

2. 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: December 9, 1953
Recording No.: 644077

3. Notice of On-Site Sewage System Maintenance Agreement Requirement and the terms and conditions thereof

Recording Date: September 13, 2012
Recording No.: 201209130015

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.