

201905070091

05/07/2019 03:57 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

When recorded return to:
Roxanne Adamson and Larry Adamson
11103 Happy Valley Road
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037716

CHICAGO TITLE CO.

W20037716

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kirsten H. Henry and Matthew R. Henry, *wife and husband*
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Larry E Adamson and Roxanne Adamson, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:
Tract A, of revised Skagit County Short Plat No. 27-75, approved October 1, 1975, recorded
October 16, 1975, under auditor's file No. 824937, in Volume 1 of Short Plats, page 70, being a
portion of Government Lot 1, Section 31, Township 35 North, Range 2, East of the Willamette
Meridian.

Situate in the County of Skagit, State of Washington.
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P33323 / 350231-0-055-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 1707
MAY 07 2019

Amount Paid \$12,233.60
Skagit Co. Treasurer
By *mem* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 5, 2019

[Signature]
Kirsten H. Henry

Matthew R. Henry

State of South Carolina
County of Beaufort

I certify that I know or have satisfactory evidence that Kirsten H Henry
(s)are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 4/6/19

[Signature]
Name: Jeremy T McDonnell
Notary Public in and for the State of South Carolina
Residing at: Beaufort county
My appointment expires: 3/10/27

JEREMY T McDONNELL
Notary Public, State of South Carolina
My Commission Expires
March 10, 2027

STATUTORY WARRANTY DEED
(continued)

Dated: April 5, 2019

Kirsten H. Henry

M

Matthew R. Henry

State of Florida
County of Orange

I certify that I know or have satisfactory evidence that
Matthew R Henry
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 4/8/19

Brian C Travis

Name: Brian C Travis
Notary Public in and for the State of Florida
Residing at: Orange County
My appointment expires: 11/18/19



BRIAN C. TRAVIS
MY COMMISSION # FF 923171
EXPIRES: November 18, 2019
Bonded Thru Budget Notary Services

EXHIBIT "A"
Exceptions

1. Easement, including the terms, covenants, and provisions thereof, granted by instrument:
 - Recording Date: March 8, 1976
 - Recording No.: 831211
 - In favor of: Morris Palm
 - Regarding: Power line and/or telephone line or lines

2. Easement, including the terms, covenants, and provisions thereof, granted by instrument
 - Recording Date: July 23, 1973
 - Recording No.: 788308
 - In favor of: Everett E. Schwerin and Violet J. Schwerin, husband and wife
 - Regarding: Ingress, egress and utilities, including the right to make improvements and maintenance incident to such use

3. Easement, including the terms, covenants, and provisions thereof, granted by instrument
 - Recording Date: December 19, 1975
 - Recording No.: 827669
 - In favor of: Doyle Sligar and Grace Sligar, husband and wife
 - Regarding: Ingress, egress and utilities

4. 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 REVISED SKAGIT COUNTY SHORT PLAT NO. 27-75:
 - Recording No: 824937
 - Said Short Plat is revision of Skagit County Short Plat No. 27-75, recorded under recording number 822516.

5. Notice of on-site sewage system status, including the terms, covenants, and provisions thereof, contained in instrument
 - Recorded: May 12, 1989
 - Auditor's No.: 8905120001

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 - Purpose: Residential ingress, egress and utilities
 - Recording Date: June 19, 2015

EXHIBIT "A"

**Exceptions
(continued)**

Recording No.: 201506190117

7. 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 Survey:

Recording No: 200011010046

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.