

201910040107
10/04/2019 03:32 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

GUARDIAN NORTHWEST TITLE CO.

Aaron Chance, Nicole Chance, Michael Chance, and Debra Chance
13088 Teak Lane
Mount Vernon, WA 98273

19-3114

STATUTORY WARRANTY DEED

THE GRANTOR(S) James F. Friedrichs, an unmarried man, _____,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Aaron Chance and Nicole Chance, husband and wife and Michael Chance and Debra Chance, a married couple

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

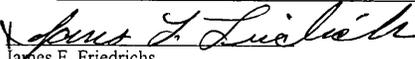
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Lot 6, Block 3, BINGHAM ACREAGE

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P62190 & 3864-003-006-0015

Dated: 10-31-19


James F. Friedrichs

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20194347
OCT 04 2019

Amount Paid \$ 10863.00
By  Skagit Co. Treasurer
Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3114-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

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

Dated 3rd day of October, 2019


Signature

Notary
Title

My appointment expires: 1/7/23

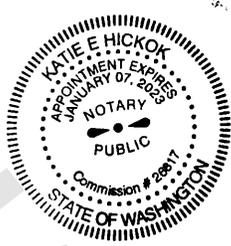


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 13088 Teak Lane, Mount Vernon, WA 98273
Tax Parcel Number(s): P62190 & 3864-003-006-0015

Property Description:

Lot 6, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT B
19-3114-KH

1. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Bingham Acreage
Recorded: November 1, 1920
Auditor's No.: 144539 (Volume 4 of Plats, page 24)

2. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: James F. Friedrichs
Recorded: July 2, 2003
Auditor's No. 200307020057
Purpose: Setback easement
Area Affected: Portion Lot 5 (for the benefit of subject property)

3. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: May 22, 1993
Auditor's No.: 9205220032

4. Regulatory notice/agreement regarding Special Use Permit PL03-0221 (Commercial Office and Prefabrication Shop) that may include covenants, conditions and restrictions affecting the subject property, recorded January 26, 2004 as Auditor's File No. 200401260184 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.