

When recorded return to:
Jack R. Walker and Erin D. Walker
17004 Marlee Drive
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040877

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-536
Feb 13 2020
Amount Paid \$5365.00
Skagit County Treasurer
By Heather Beauvais Deputy

CHICAGO TITLE
620040877
STATUTORY WARRANTY DEED

THE GRANTOR(S) Dorothy J. Rabenstein as Trustee of the Dorothy J. Rabenstein Revocable Trust dated May 8, 2012

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jack R. Walker and Erin D. Walker, a married couple

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

Tract 16, PLAT OF VEDERE TERRACE, as per plat recorded in Volume 7 of Plats, page 84, records of Skagit County, Washington.
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P70157 / 4035-000-016-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 4, 2020

Dorothy J. Rabenstein as Trustee for the Dorothy J. Rabenstein Revocable

BY: *Dorothy J. Rabenstein, Trustee*
Dorothy J Rabenstein
Trustee

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Dorothy J Rabenstein is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Trustee of Dorothy J. Rabenstein as Trustee for the Dorothy J. Rabenstein Revocable to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 02.06.2020

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03.01.2020

ALYSIA HUDSON
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 03-01-2020

EXHIBIT "A"
Exceptions

1. 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: May 13, 1958
Recording No.: 565190

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 26, 2017
Recording No.: 201710260005

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. Assessments, if any, levied by Vendee Terrace Homeowners Association.
4. City, county or local improvement district assessments, if any.