

When recorded return to:
Justin Hammond and Megan Hammond
2605 Northwoods Loop Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2261

Jun 23 2020

Amount Paid \$6201.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

20819 72nd Avenue South, Suite 650
Kent, WA 98032

CHICAGO TITLE COMPANY
620042101

Escrow No.: 0179520-OC

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lynn E Babcock and Letitia Heckert, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Justin Hammond and Megan Hammond, a married couple

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

Lot 2, PLAT OF NORTH WOODS, according to the plat thereof recorded February 13, 2003, under
Auditor's File No. 200302130139, records of Skagit County, Washington.

Situate in Skagit County, State of Washington

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



Tax Parcel Number(s): P120021/4810-000-002-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

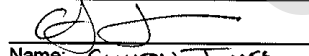
Dated: June 17, 2020


Lynn E Babcock

Letitia Heckert

State of CALIFORNIA
County of SAN DIEGO

I certify that I know or have satisfactory evidence that Lynn E Babcock and Letitia Heckert 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: JUNE 19, 2020


Name: CLINTON JAMES
Notary Public in and for the State of CALIFORNIA
Residing at: SAN DIEGO CA
My appointment expires: JULY 5, 2023

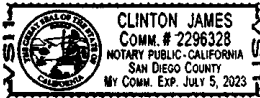


EXHIBIT "A"
Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 6, 2001
Auditor's No(s): 200111060118, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: This and other property
2. 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 NORTH WOODS:
Recording No: 200302130139
3. Covenants, conditions, restrictions, and easements contained in declaration(s) 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 13, 2003
Auditor's No(s): 200302130140, records of Skagit County, Washington
Modification(s) of said covenants, conditions and restrictions
Recording Date: March 11, 2013
Recording No.: 201303110164
4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 6, 2002
Auditor's No.: 200209060018, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
5. Agreement to change grade between Dan Mitzel and Patricia Burklund and City of Mount Vernon recorded under
Auditor's File No. 200112190134, records of Skagit County, Washington.
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.