

When recorded return to:Samuel P. Denny
Ruben Hinton**6318 East Greenlake Way N
Seattle, WA 98103****Chicago Title No. 620043783****STATUTORY WARRANTY DEED**

THE GRANTOR(S) **Ted Carney and Dale M. Carney, husband and wife** for and in consideration of Ten And No/100 Dollars (\$10.00) , and other good and valuable consideration in hand paid, conveys, and warrants to **Samuel P. Denny, an unmarried man and Ruben Hinton, an unmarried man**

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): 3 and 4, Skagit County Short Plat No. MV-9-93

Tax Parcel Number(s): P104757 / 340417-0-028-0201, P104758 / 340417-0-028-0302

Subject to:

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

Dated: 8-27-2020

Ted Carney

Dale M. CarneySKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3696

Sep 16 2020

Amount Paid \$12633.00
Skagit County Treasurer
By Bridget Ibarra Deputy

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that


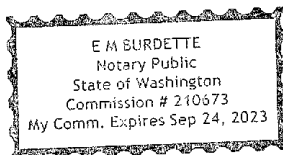
Ted Carney and Dale M. Carney
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: 8-27-2020
Name: E.M. Burdette
Notary Public in and for the State of Washington
Residing at: Burlington WA
My appointment expires: 9-24-2023

EXHIBIT "A"
Legal Description

Tract 3 and 4, Short Plat No. MV-9-93, entitled Vista Ridge Short Plat, located in the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M., approved January 24, 1994 and recorded in Volume 11 of Short Plats, pages 55 and 56, under Auditor's File No. 9401280152, records of Skagit County, Washington.
Situating in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Ordinance No. 2399, including the terms, covenants and provisions thereof:
Recording Date: July 3, 1990
Recording No.: 9007030044
2. Agreement regarding Easement for ingress, egress and utilities, including the terms, covenants and provisions thereof:
Recording Date: May 3, 1994
Recording No.: 9405030056
3. 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 Skagit County Short Plat No. MV-9-93, entitled Vista Ridge Short Plat:
Recording No: 9401280152
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.