

When recorded return to:

Candace Henderson and Charles Henderson
363 Via Pacifico
Henderson, NV 89012

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1917

Apr 30 2021

Amount Paid \$7749.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

770 NE Midway Blvd., PO Box 1050
Oak Harbor, WA 98277

CTC

Escrow No.: 245440554

CHICAGO TITLE COMPANY

620047274

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert D. McCord, as a separate estate

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 Candace Henderson and Charles Henderson, a married couple

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

Lot 53, and the South 25 feet of Lot 52, as measured along the Easterly line thereof, Dewey Beach Addition No. 4, as per Plat recorded in Volume 7 of Plats, page 50, records of Skagit County, Washington. Situate in the County of Skagit, State of Washington.

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

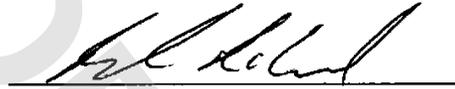
Tax Parcel Number(s): 3904-000-053-0007, P65115

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

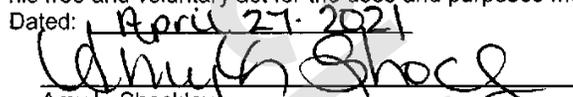
Dated: April 27, 2021



Robert D. McCord

State of WASHINGTON
County of ISLAND

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

Dated: ~~April 27, 2021~~


Amy L. Shockley
Notary Public in and for the State of Washington
Residing at: Oak Harbor, WA
My appointment expires: March 9, 2025



EXHIBIT "A"
Exceptions

1. Reservations and recitals contained in the Deed as set forth below:

Recording Date: August 14, 1964
Recording No.: 654639

Said document provides for, among other things, the following: Restrictions and beach rights
2. Covenants, conditions, restrictions and easements 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: November 20, 1964
Recording No.: 658755
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: September 26, 2011
Recording No.: 201109260043
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 Plat of Dewey Beach Addition No. 4:

Recording No: 526500
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.