



202212140039

12/14/2022 11:04 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

When recorded return to:
Helen D. Berry and Kip J. Summers
909 Glass Ave NE
Olympia, WA 98506

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224878

Dec 14 2022

Amount Paid \$1045.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052550

CHICAGO TITLE

6200 52550

STATUTORY WARRANTY DEED

THE GRANTOR(S) Muriel S. Neely, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Helen D. Berry and Kip J. Summers, a married couple

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

Lot 20, MADRONA ESTATES, as recorded in Volume 8 of Plats, Page 46, records of Skagit
County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P67334 / 3949-000-020-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 9, 2022

Muriel S. Neely
Muriel S. Neely

State of Washington
County of Skagit

This record was acknowledged before me on 12-12-2022 by Muriel S. Neely.

Jennifer Brazil
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024

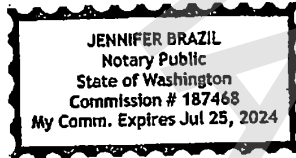


EXHIBIT "A"
Exceptions

1. 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 MADRONA ESTATES:

Recording No: 631427

2. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, and deemed to be a general scheme of development disclosed in instrument

Recording Date: October 15, 1975
Recording No.: 824870

3. The right to drain all streets over and across any lot or lots where water might take a natural course after the grading of streets, as disclosed by instrument

Recording Date: October 15, 1975
Recording No.: 824870

4. 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: March 10, 2005
Recording No.: 200503100141

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Madrona Community, Inc.
Purpose: pathway
Recording Date: May 21, 1976
Recording No.: 835484

6. Certificate of Water Right, including the terms, covenants and provisions thereof

Recording Date: September 19, 1988
Recording No.: 8809190016

EXHIBIT "A"

**Exceptions
(continued)**

7. Assessments, if any, levied by Madrona Community Inc..
8. City, county or local improvement district assessments, if any.
9. Plat Lot Of Record Certification and the terms and conditions thereof:

Recording Date: December 6, 2022
Recording No.: 202212060051