

202306060030

06/06/2023 10:23 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

Chicago Title

620054056

When recorded return to:
Kenneth Guy and Marilyn Guy
2122 Fowler St
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236783

Jun 06 2023

Amount Paid \$8850.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew Arnold Stroud and Valerie Gayle Stroud, 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 Kenneth Guy and Marilyn Guy, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 11, "HILLCREST ESTATES II", AS PER PLAT RECORDED IN VOLUME 14 OF PLATS,
PAGE(S) 199, 200 AND 201, 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): P100500, 4563-000-011-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: **06/02/2023**

Matthew Arnold Stroud
Matthew Arnold Stroud

Valerie Gayle Stroud
Valerie Gayle Stroud

State of Washington

County of *Spokane*

This record was acknowledged before me on *June 2, 2023* by Matthew Arnold Stroud and Valerie Gayle Stroud.

Cheryl A. Goodwin
(Signature of Notary Public)
Notary Public in and for the State of Washington
My commission expires: *2.24.24*

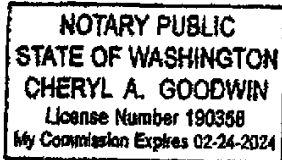


EXHIBIT "A"
Exceptions

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: December 11, 1990

Recording No.: 9012110027

Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Hillcrest Homeowners Association

Recording Date: December 11, 1990

Recording No.: 9012110027

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

Granted to: Puget Sound Power & Light Company, a Washington corporation

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

Recording Date: August 13, 1991

Recording No.: 9108130095

Affects: The Exterior 10 feet of said premises adjacent to street

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Plat of Hillcrest Estates I:

Recording No: 9110100008

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: October 10, 1991

Recording No.: 9110100009

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 2, 1991

Recording No.: 9112020063

EXHIBIT "A"
Exceptions
(continued)

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Survey:
Recording No: 9510020131
Recording No: 9510260054

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.