



201501300179

When recorded return to:
Chuck Wagoner
18706 Fishermans Loop
Burlington, WA 98233

Skagit County Auditor \$74.00
1/30/2015 Page 1 of 3 3:18PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620022924

CHICAGO TITLE
620022924

STATUTORY WARRANTY DEED

THE GRANTOR(S) James E. Rehaume and Margie A. Rehaume, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Chuck Wagoner, a married man as his separate estate
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 67, SAMISH RIVER PARK, DIVISION NO. 1, according to the plat thereof recorded in Volume
9 of Plats, pages 43 and 44, records of Skagit County, Washington, INCLUDING a 1989
Goldenwest Bradbury 44x24 Manufactured Home, Serial Number B28262, title of which has been
eliminated.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P68760 / 3990-000-067-0006

Subject to:

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

Dated: January 28, 2015

James E. Rehaume
James E. Rehaume
Margie A. Rehaume
Margie A. Rehaume

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 326
JAN 30 2015

Amount Paid \$ 2897.50
Skagit Co. Treasurer
By man Deputy

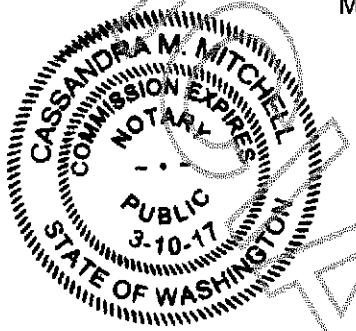
STATUTORY WARRANTY DEED
(continued)

State of WA
County Skagit of Skagit

I certify that I know or have satisfactory evidence that
Chuck Wagner
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: 1-29-15

Cassandra M Mitchell
Name: Cassandra M Mitchell
Notary Public in and for the State of WA
Residing at: MT Vernon, WA
My appointment expires: 3-10-17



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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 SAMISH RIVER PARK DIVISION NO. 1:
Recording No: 703269

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 10, 1929
Auditor's No(s): 225812, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

3. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

4. Covenants, conditions, and restrictions 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: August 15, 1967
Auditor's No(s): 703232, records of Skagit County, Washington

AMENDED by instrument:
Recorded: February 16, 1968, April 12, 1979, September 22, 1995, March 23, 1998, and August 18, 1998
Auditor's No.: 710329, 7904120004, 9509220088, 9803230110 and 9808180048, records of Skagit County, Washington

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: August 15, 1967
Auditor's No(s): 703232, records of Skagit County, Washington

6. Assessment, including the terms and conditions thereof, disclosed by instrument
Recorded: June 12, 2009
Auditor's No.: 200906120099, records of Skagit County, Washington
For: Acquisition, construction and installation of a water supply system
Resolution No.: 2161-09 of the Commission of Public Utility District No. 1 of Skagit County, Washington
Establishing: Local Utility District No. 30
Roll No.: 25
Account No.: P68760
Amount: \$3,643.00, plus interest, if any

7. City, county or local improvement district assessments, if any.

8. Assessments, if any, levied by Samish River Park, Inc..

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

