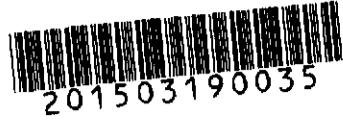


When recorded return to:
Andrea Monroe and Bill Monroe
17315 Olympic Place
Mount Vernon, WA 98274



Skagit County Auditor
3/19/2015 Page

1 of 4 1:32PM \$75.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98275

Escrow No.: 620023075

CHICAGO TITLE
620023075

STATUTORY WARRANTY DEED

THE GRANTOR(S) Susanne Woodard, unmarried as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Andrea Monroe and Bill Monroe, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 22, STOCKFLETH'S SKYRIDGE, ASSESSOR'S PLAT, according to the plat thereof recorded
in Volume 9 of Plats, page 42, records of Skagit County, Washington;

EXCEPT the West 30 feet thereof.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P69766, 4021-000-022-0001

Subject to:

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

Dated: March 11, 2015

Susanne Woodard

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 843
MAR 19 2015

Amount Paid \$ 6537.60
Skagit Co. Treasurer
By *MAM* Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington
COBALT COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that

Susanne Woodard
_____ (is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 16, 2015

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Stanwood, WA
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: December 23, 1943
Auditor's No.: 368018, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

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

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 20, 1956
Auditor's No.: 540242, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
For: Water pipe or pipes, line or lines
Affects: A strip of land 20 feet in width being 10 feet on each side of the following described centerline: Beginning at a point 1,358.36 feet South and 450.31 feet East of the Northwest corner of the Northeast Quarter of Section 32, Township 34 North, Range 4 East of the Willamette Meridian, which point is on the Easterly right-of-way line of the Blodgett Road; thence Easterly bearing South 88 degrees 40' East a distance of 865.50 feet; thence North 63 degrees 54' East a distance of 462.80 feet; thence North 18 degrees 54' East a distance of 30.60 feet; thence North 85 degrees 55' East a distance of 433.25 feet; thence North 83 degrees 18' East a distance of 163.40 feet; thence South 03 degrees 28' East a distance of 203.30 feet; thence South 30 degrees 35' East a distance of 13.00 feet; thence South 59 degrees 25' West a distance of 21.00 feet; thence South 00 degrees 20' East a distance of 176.20 feet; thence South 05 degrees 15' East a distance of 361.30 feet; thence South 26 degrees 40' East a distance of 98.20 feet.

3. Covenants, conditions, and restrictions contained in instrument, 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: April 20, 1962
Auditor's No.: 620574, records of Skagit County, Washington
Executed By: F.H. Stockfleth and Laufey Stockfleth, husband and wife
As Follows:

Restrictions, reservations, and covenants deemed to be a part of a general plan by reason of their insertion in deeds of record in the East Half of the Northeast Quarter of Section 32, Township 34 North, Range 4 East of the Willamette Meridian, as follows:

That the aforescribed premises shall not be used for any commercial, industrial, or business use or purpose.

That no more than a single family dwelling unit shall be erected, placed or constructed upon said described lots together with the usual, normal, and matching outbuildings.

That improvements costing not less than \$10,000.00 shall be placed and erected upon said lots within a period of one year after the commencement of construction.

That an adequate supply of power, electricity, and water shall be made available to the property lines by the owners within a reasonable period of time. The purchasers agree that should underground service be desired that any and all necessary electric cable shall be furnished by them. That any connection or hook-up charge of the power company or the public utility district shall be borne and paid by the purchasers.

4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: May 11, 2005
Recording No.: 200505110067
Matters shown: Fence

EXHIBIT "A"

**Exceptions
(continued)**

5. 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: April 27, 2007
Recording No.: 200704270117

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