

When recorded return to:
Donald Hendershot and Maria ~~Judith~~ Hendershot
44306 Leonard Road
Concrete, WA 98237
Judith



Skagit County Auditor \$78.00
6/5/2015 Page 1 of 5 3:42PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620023921

CHICAGO TITLE
620023921 STATUTORY WARRANTY DEED

THE GRANTOR(S) Lorrie L. Zybura and Gary Zybura, wife and husband
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Donald Hendershot and Maria ~~Judith~~ Hendershot, husband and
wife Judith

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

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

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

Lot(s): 17 & PTN LOT 18 EVERETT'S FERTILE ACRES

Tax Parcel Number(s): P65234 / 3910-000-017-0004, P65235 / 3910-000-017-0103, P65239 /
3910-000-018--0201

Subject to:

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

Dated: June 3, 2015

Lorrie L. Zybura

Gary Zybura

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 2087
JUN 05 2015

Amount Paid \$1642.00
Skagit Co. Treasurer
By *Mmm* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that Lorrie L. Zybura and Gary Zybura are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 4, 2015

Lisa N. Mount
Name: Lisa N. Mount
Notary Public in and for the State of Washington
Residing at: Monroe, WA
My appointment expires: 12-29-18

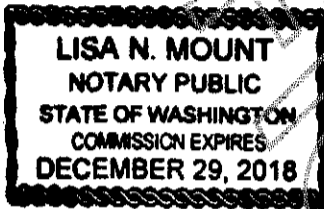


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P65234 / 3910-000-017-0004, P65235 / 3910-000-017-0103 and P65239 / 3910-000-018--0201

PARCEL A:

Lot 17, EVERETT'S FERTILE ACRES, according to the plat thereof recorded in Volume 7 of Plats, pages 16 and 17, records of Skagit County, Washington.

EXCEPT the South 150 feet thereof.

Situated in Skagit County, Washington

PARCEL B:

The East 100 feet of Lot 18, EXCEPT the South 150 feet thereof, EVERETT'S FERTILE ACRES, according to the plat thereof recorded in Volume 7 of Plats, pages 16 and 17, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL C:

The South 150 feet of Lot 17, EVERETT'S FERTILE ACRES, according to the plat thereof recorded in Volume 7 of Plats, pages 16 and 17, records of Skagit County, Washington.

Situated in Skagit County, Washington

TOGETHER WITH A MH 1972 FLEETWOOD S13107 60X12

EXHIBIT "B"

Exceptions

1. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;

Recorded: November 10, 1969
Auditor's No(s): 732789, records of Skagit County, Washington
Executed By: George J. Theodoratus, etal

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: George J. Theodoratus and Lois M. Theodoratus
Purpose: Driveway, utility and greenbelt
Recording Date: November 26, 1973
Recording No.: 793753
Affects: A portion of said premises

3. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;

Recorded: September 5, 2001
Auditor's No(s): 200109050048, records of Skagit County, Washington
Executed By: River Lane Community Club

Modification(s) of said Bylaws

Recording Date: February 22, 2012
Recording No.: 201202220054

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: September 5, 2001
Auditor's No(s): 200109050048, records of Skagit County, Washington
Imposed By: River Lane Community Club

5. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 10, 1977
Auditor's No(s): 866425, records of Skagit County, Washington
In favor of: River Lane Community Club, a non-profit corporation
For: A greenbelt easement giving River Lane Community Club the right to maintain grounds, restrict building and to control design of improvements
Affects: Portion of said premises lying North of the stream that flows through Lots 17 and 18 of said plat

In this connection, we note "Notice" recorded June 10, 1985, under Auditor's File No. 8506100063, records of Skagit County, Washington, expressing the intention to release a portion or all rights thereunder.

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: November 26, 1973 and January 1, 1984
Auditor's No(s): 793753 and 8401030066, records of Skagit County, Washington

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

Granted to: John W. Smith and Joyce E. Smith
Purpose: Roadway and utilities
Recording Date: May 9, 1979
Recording No.: 7905090069
Affects: The West 20 feet of Lot 17

EXHIBIT "B"

Exceptions
(continued)

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as reserved in a document:
- Granted to: George J. Theodoratus and Lois M. Theodoratus
Purpose: Driveway and utilities
Recording Date: January 3, 1984
Recording No.: 8401030066
Affects: The West 20 feet of the North 30 feet of Parcel C
9. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document:
- Reserved by: George J. Theodoratus and Lois M. Theodoratus
Purpose: Greenbelt
Recording Date: January 3, 1984
Recording No.: 8401030066
Affects: The East 20 feet of Lot 17
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: John N. Dapceвич and David A. Dapceвич
Purpose: Roadway and utilities
Recording Date: December 4, 1974
Recording No.: 810792
Affects: The West 20 feet of the North 250 feet of Lot 17
11. Assessments, if any, levied by River Lark Community Club.
12. City, county or local improvement district assessments, if any.