



201511250133

When recorded return to:

Derek D. Troupe and Nicole L. Troupe
 19667 Silver Creek Drive
 Sedro Woolley, WA 98284

Skagit County Auditor

\$75.00

11/25/2015 Page

1 of

3 3:58PM

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
 Bellingham, WA 98226

**SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX**

20154803

NOV 25 2015

Escrow No.: 245377521

CHICAGO TITLE**620025453****STATUTORY WARRANTY DEED**

Amount Paid \$4188.00

Skagit Co. Treasurer

By *ham* Deputy

THE GRANTOR(S) Michelle McCallum, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Derek D. Troupe and Nicole L. Troupe, a married couple

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

Tract 23, SKAGIT COUNTY SHORT PLAT NO. 108-76, recorded in Volume 2 of Short Plats, pages 1 and 2, under Auditor's File No. 846420, records of Skagit County, Washington; being a portion of Sections 4 and 5, Township 36 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): ~~P8920~~, 360405-1-003-4006

Subject to:

P48920

Subject to Exhibit "A" attached hereto

STATUTORY WARRANTY DEED
(continued)

Dated: 11-16-15

Michelle McCallum
Michelle McCallum

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that Michelle McCallum is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11/16/2015

Name: Kelli Moquin

Notary Public in and for the State of WA

Residing at: Blaine

My appointment expires: 08/17/2017

KELLI MOQUIN
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
08-17-2017

EXHIBIT "A"

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: February 8, 1978

Auditor's No.: 873457, records of Skagit County, Washington

In favor of: Puget Sound Power and Light Company, a Washington corporation

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

Affects: Location as staked on roads in plats

Covenants, conditions, restrictions, easements, and assessments contained in declaration of protective restrictions, easement and assessments, 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: January 14, 1977

Auditor's No.: 849293, records of Skagit County, Washington

Executed By: Vista-Bella Investments, Inc.

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 SKAGIT COUNTY SHORT PLAT NO. 108-76:

Recording No: 846420

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

Recorded: January 14, 1977

Auditor's No(s): 849293, records of County, Washington

Imposed By: Silver Creek Maintenance Association

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

Recording Date: July 26, 2000

Recording No.: 200007260101

Matters shown: Encroachment of a manufactured home and concrete pad onto the property to the East of said premises by approximately 15.1 feet to 15.4 feet