



201512220114

When recorded return to:
John P. O'Connor
34215 Hamilton Cemetery Road
Sedro Woolley, WA 98284

Skagit County Auditor \$74.00
12/22/2015 Page 1 of 2 3:35PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620025726

STATUTORY WARRANTY DEED

THE GRANTOR(S) John R. Albrecht and Cynthia Ann Albrecht, 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 John P. O'Connor, a single man

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

Tract B of SKAGIT COUNTY SHORT PLAT NO. 16-79 as approved March 16, 1979, and recorded
March 20, 1979, in Volume 3 of Short Plats, page 84, under Auditor's File No. 7903200012,
records of Skagit County, Washington, being a portion of Tract 4, Livermores Hamilton Acreage,
according to the plat thereof recorded in Volume 3 of Plats, page 87, records of Skagit County,
Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P67264 / 3947-000-004-0006.

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620025726, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: December 17, 2015

John R. Albrecht
John R. Albrecht

Cynthia Ann Albrecht
Cynthia Ann Albrecht

State of Washington
county of SKAGIT

I certify that I know or have satisfactory evidence that
John R. Albrecht + Cynthia Ann Albrecht
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: December 21, 2015

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

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and/or the State of WA
Residing at: Snohomish co
My appointment expires: 9-01-2018

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 5163
DEC 22 2015

Amount Paid \$ 4010.00
Skagit Co. Treasurer
By RAM Deputy

SCHEDULE "B"
Special Exceptions

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

Purpose: Pipelines
Recording Date: January 12, 1925
Recording No.: 180111
Affects: Exact location and extent of easement is undisclosed of record

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 SKAGIT COUNTY SHORT PLAT NO. 16-79:

Recording No: 7903200012

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