

When recorded return to:
Donald A. Parker and Meghan E. Parker
P.O. Box 637
Concrete, WA 98237



201602290098
Skagit County Auditor \$75.00
2/29/2016 Page 1 of 3 1:52PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026192

CHICAGO TITLE
620026192

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeremy Guffie and Veronica Guffie, 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 Donald A. Parker and Meghan E. Parker, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 2, of "PLAT OF SKAGIT SUNSET DIVISION NO. 1", as per plat recorded in Volume 16 of
Plats, pages 49 and 50, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P108076 / 4653-000-002-0000,

Subject to:

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

Dated: February 16, 2016

Jeremy Guffie

Veronica Guffie

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016024
FEB 29 2016

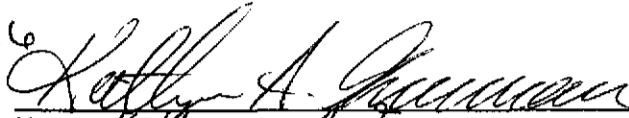
Amount Paid \$ 1125.00
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jeremy Guffie and Veronica Guffie 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: February 25, 2016


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

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

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 PLAT OF SKAGIT SUNSET DIV. NO. 1:

Recording No: 9506080039

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

Recorded: October 7, 1993

Auditor's No(s): 9310070104, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

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

Affects: 10 feet of said premises being parallel to and coincident with the road

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. Notes on the face of Short Plat 42-89, as follows:

A. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.

B. Short Plat number and date of approval shall be included in all deeds and contracts.

C. Zoning – Residential reserve.

D. Sewage disposal – Individual septic systems

E. Water – Skagit County Water District No.

5. 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: June 8, 1995

Auditor's No(s): 9506080040, records of Skagit County, Washington

Executed by: George J. Theodoratus and Lois M. Theodoratus, husband and wife

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

Recorded: June 8, 1995

Auditor's No(s): 9506080040, records of Skagit County, Washington

Imposed By: George J. Theodoratus and Lois M. Theodoratus, husband and wife

7. Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: February 16, 2006

Recording No.: 200602160097

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

9. Liability to future assessments, if any, as disclosed by document recorded June 8, 1995, under Auditor's File No. 9506080040, records of Skagit County, Washington..

10. Dues, charges, and assessments, if any, levied by Lot owners of Skagit Sunset Div. No. 1.