

When recorded return to:
Bonnie M. Bierman
28837 S. Skagit Hwy
Sedro Woolley, WA 98284



Skagit County Auditor
6/10/2016 Page 1 of \$76.00
4 11:42AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027544

CHICAGO TITLE
620027544

STATUTORY WARRANTY DEED

THE GRANTOR(S) Raymond F. Drake, Jr. and Bonnie Y. Drake, 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 Bonnie M. Bierman, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 60, Plat of Wilderness Village Div. No. 1, according to the plat thereof recorded in Volume 10
of plats, page 48, records of Skagit County, Washington.
Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P78245/4208-000-060-0009

2016 2368
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Subject to:

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

JUN 10 2016
Amount Paid \$10.00
Skagit Co. Treasurer
By [Signature] Deputy

STATUTORY WARRANTY DEED
(continued)

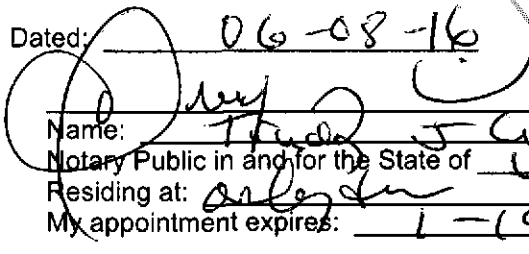
Dated: June 1, 2016


Raymond F. Drake, Jr.


Bonnie Y. Drake

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Raymond F. Drake, Jr. and Bonnie Y. Drake 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: 06-08-16

Name: Tracy J. Crane
Notary Public in and for the State of Wash
Residing at: Skagit
My appointment expires: 1-19-19

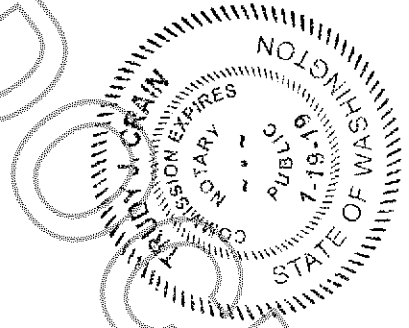


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, reserved by instrument;
Recorded: November 5, 1935
Auditor's No.: 273805, records of Skagit County, Washington
In favor of: The Sound Timber Company, an Iowa corporation
For: 30 foot road right-of-way
Affects: Government Lot 10 of Section 8, Township 35 North, Range 8 East of the
Willamette Meridian (being a portion of the underlying legal description
of said plat)

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

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 30, 1973
Auditor's No(s): 793933, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary
appurtenances

3. 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 WILDERNESS VILLAGE DIV. NO. 1:

Recording No: 788213

4. 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: July 20, 1973
Auditor's No(s): 788214, records of Skagit County, Washington
Executed By: Valleys West, a Limited Partnership, et al

AMENDED by instrument(s):

Recorded: September 7, 2004, May 5, 2005 and July 23, 2007
Auditor's No(s): 200409070165, 200505050063 and 200707230123 records of Skagit
County, Washington

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

EXHIBIT "A"
Exceptions
(continued)

Recorded: July 20, 1973
Auditor's No(s): 788214, records of Skagit County, Washington
Imposed By: Valleys West, a Limited Partnership, et al

6. Resolution No. 1947-01, including the terms, covenants and provisions thereof;

Regarding: Formation of Skagit View Villagg Local Utility District No. 27
Recording Date: September 25, 2001
Recording No.: 200109250075
7. Resolution No. 2064-06, including the terms, covenants and provisions thereof;

Regarding: Skagit View Village Local Utility District No. 27
Recording Date: March 14, 2006
Recording No.: 200603140115
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Wilderness Village Community Association.