

When recorded return to:  
Brian R. Dempsey and Meggan Dempsey  
26274 Burmaster Road  
Sedro Woolley, WA 98284



Skagit County Auditor \$76.00  
1/24/2017 Page 1 of 4 1:19PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620029798

**CHICAGO TITLE**  
620029798

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Sharon M. Wilson and Wayne O. Wilson, 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 Brian R. Dempsey and Meggan Dempsey, husband and wife

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): 2 SKAGIT COUNTY SHORT PLAT NO. 90-73

Tax Parcel Number(s): P67882 / 3966-001-010-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2017 280  
JAN 24 2017

Amount Paid \$ 7570.<sup>00</sup>  
Skagit Co. Treasurer  
By *nam* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: January 19, 2017

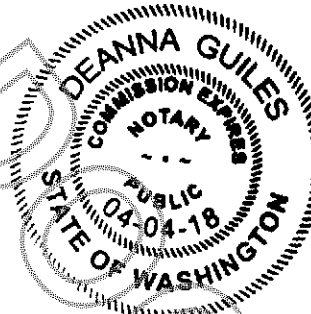
Sharon M. Wilson  
Sharon M. Wilson

Wayne O. Wilson  
Wayne O. Wilson

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Sharon M. Wilson and Wayne O. Wilson 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: 23rd January 2017  
Deanna Gules  
Name: Deanna Gules  
Notary Public in and for the State of Washington  
Residing at: Manlyville  
My appointment expires: 4/4/2018



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P67882 / 3966-001-010-0002**

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Lot 2, SKAGIT COUNTY SHORT PLAT NO. 90-73, approved January 9, 1991, recorded January 11, 1991 in Volume 9 of Short plats, page 297, under Auditor's File No. 9101110002, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Findings of Fact Entry of Order No. V 90 001.ORD including the terms, covenants and provisions thereof

Recording Date: April 5, 1990  
Recording No.: 9004050013

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. 90-73:

Recording No: 9101110002

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

Recording Date: January 11, 1991  
Recording No.: 9101110002  
Matters shown: Encroachment of a fence onto roadway to the North, encroachment of fence onto roadway to the East an encroachment of a fence onto the Southerly portion of said premises by varying amounts.

4. Mound Fill System Installation Conditional Agreement including the terms, covenants and provisions thereof

Recording Date: January 23, 1991  
Recording No.: 9101230049

5. Low Flow Mitigation Summary including the terms, covenants and provisions thereof

Recording Date: December 16, 2004  
Recording No.: 200412160041

6. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands including the terms, covenants and provisions thereof

Recording Date: December 16, 2004  
Recording No.: 200412160042

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