

When recorded return to:
Ian Johnson
1102 South 20th Street
Mount Vernon, WA 98274



Skagit County Auditor
4/20/2017 Page

1 of 3 1:52PM
\$75.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029804

CHICAGO TITLE
620029804

STATUTORY WARRANTY DEED

THE GRANTOR(S) Teresa J. Williams and Stephen R. Williams, 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 Ian Johnson, a single man

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

Lot 9, Block 2, Albert Balch's Wedgwood, according to the plat recorded in Volume 7 of plats, page 24, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P54737/ 3766-002-009-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017/621
APR 20 2017

Amount Paid \$ 3298.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 14, 2017

Teresa J. Williams
Teresa J. Williams

Stephen R. Williams
Stephen R. Williams

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Teresa J. Williams and Stephen R. Williams 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: April 18, 2017

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

Granted to: City of Mount Vernon, Washington
Purpose: Sewer
Recording Date: January 25, 1955
Recording No.: 512247
Affects: Portion of said premises and other property

2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: February 3, 1955
Recording No.: 512718

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: November 8, 1974
Recording No.: 809833
Affects: Portion of said premises and other property

4. Assessments, if any, levied by City of Mount Vernon.
5. City, county or local improvement district assessments, if any.