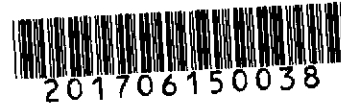


When recorded return to:

Craig Orff and Mary Orff, a married couple
1911 Fowler Place
Mount Vernon, WA 98274



Skagit County Auditor
6/15/2017 Page

1 of

\$76.00
4 11:37AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031114

CHICAGO TITLE
620031114

STATUTORY WARRANTY DEED

THE GRANTOR(S) James J. McDonough and Shanda B. McDonough, 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 Craig Orff and Mary Orff, a married couple

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

Lot 24, PLAT OF HILLCREST ESTATES, according to the plat thereof, recorded in Volume 14 of Plats, pages 159 through 161, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20172628
JUN 15 2017

Tax Parcel Number(s): P95725 / 4548-000-024-0003

Subject to:

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

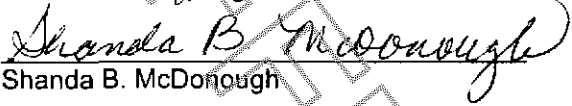
Amount Paid \$ 5309.40
Skagit Co. Treasurer
By *Mam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: 6-9-17



James J. McDonough



Shanda B. McDonough

UNOFFICIAL DOCUMENT

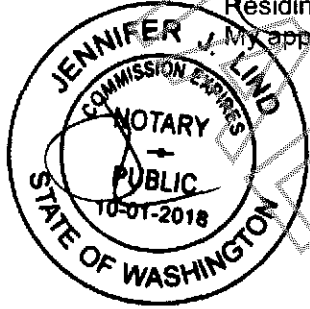
STATUTORY WARRANTY DEED
(continued)

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that James J. McDonough and Shanda B. McDonough
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: 6.9.17

[Signature]
Name: Jennifer J. Lind
Notary Public in and for the State of WA
Residing at: Bon
My appointment expires: 10/01/18



DOCUMENT

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 10, 1990
Auditor's No(s): 9007100079, 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: The exterior 10 feet parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approved Plat of Hillcrest Estates

2. 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 HILLCREST ESTATES:

Recording No: 9012030072

3. Covenants, conditions, and restrictions contained in declaration of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: December 11, 1990
Auditor's No.: 9012110027, records of Skagit County

4. Assessments, if any, levied by City of Mount Vernon.

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