

When recorded return to:
Arthur Henrichs and Emilia Henrichs
2012 Fowler Street
Mount Vernon, WA 98274



201712290034

Skagit County Auditor \$76.00
12/29/2017 Page 1 of 3 11:47AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033086

CHICAGO TITLE
620033086

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael L. Larson and Carri Martin Larson, 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 Arthur Henrichs and Emilia Henrichs, a married couple

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

Lot 3, HILLCREST ESTATES II, according to the plat thereof recorded in Volume 14 of Plats, pages 199 through 201, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P100492 / 4563-000-003-0002,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20176010

DEC 29 2017


Amount Paid \$ 4917.80
Skagit Co. Treasurer
By *BT* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 26, 2017



Michael L. Larson




Carri Martin Larson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Michael L. Larson and Carri Martin Larson 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: 12/27^{PM}/28/17





Name: Kellia Mayo
Notary Public in and for the State of WA
Residing at: Sedro Woolley
My appointment expires: 6/19/21

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 13, 1991
Auditor's No.: 9108130095, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company, a Washington corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The North 10 feet of said premises

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 II:

Recording No: 9110100008

3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: May 28, 1993
Auditor's No.: 9305280034, records of Skagit County, Washington
In favor of: G. Paul Ware and Suzanne Ware, husband and wife
For: Storm Waterline
Affects: A 10-foot wide strip of land lying 5 feet on each side of the following described centerline: Commencing at the Northwest corner of said Lot 2; thence along the West line of said lot South 00 degrees 26'12" West a distance of 105.01 feet to the point of beginning; thence South 81 degrees 12'29" East a distance of 68.73 feet to the East line of said Lot 2 and the point of beginning. The sidelines of said easements to be extended or shortened to meet the said lot lines at the beginning and terminus.

4. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, 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, October 10, 1991 and December 2, 1991
Auditor's No.: 9012110027, 9110100009 and 9112020063, records of Skagit County, Washington
Executed By: Ware Properties, Inc.

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

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