

When recorded return to:
Ross T. Stenhouse and Susanne L. Stenhouse
7730-A Island View Ct.
Mukilteo, WA 98275



201805070005

05/07/2018 11:15 AM Pages: 1 of 4 Fees: \$77.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034521

CHICAGO TITLE
620034521

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert J. Hughes, a married man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Ross T. Stenhouse and Susanne L. Stenhouse, a married couple and Ryan T. Stenhouse and Elizabeth A. Stenhouse, a married couple, as equal tenants in common

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

Lot 43, PLAT OF FIRST ADDITION TO ALVERSON'S CAMPING TRACTS, according to the plat thereof recorded in Volume 4 of Plats, page 40, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P61743 / 3856-000-043-0008,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018/882
MAY 07 2018

Amount Paid \$ 7,436.⁵⁰
Skagit Co. Treasurer
By *Mlm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 2, 2018

[Signature]
Robert J. Hughes

[Signature]
Bonnie Hughes

State of WA

County of Snohomish

I certify that I know or have satisfactory evidence that Robert J. Hughes and Bonnie Hughes 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: May 2, 2018

[Signature]
Name: H. Juanell Smith
Notary Public in and for the State of WA
Residing at: Snohomish, WA
My appointment expires: 4-9-21



EXHIBIT "A"
Exceptions

1. Covenants, conditions, and restrictions contained in instrument(s), 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 18, 1966
 Auditor's No(s): 685587, records of Skagit County, Washington
 Executed By: Damian R. Bourque and Dorothy I. Bourque, husband and wife

2. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: October 19, 1973
 Auditor's No(s): 792309, records of Skagit County, Washington
 Imposed By: Water Association

3. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant 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 law;
 Recorded: September 24, 1997
 Auditor's No(s): 9709240023, records of Skagit County, Washington

4. Agreement, including the terms and conditions thereof; entered into;
 By: Alverson Tract Owners Association
 And Between: Elizabeth Ruest and David C. Oliver
 Recorded: August 17, 2000
 Auditor's No.: 200008170016, records of Skagit County, Washington
 Providing: Domestic Well Agreement and Easement

5. Agreement, including the terms and conditions thereof; entered into;
 By: Alverson Tract Owners Association
 And Between: Ron J. Flint and Julie A. Flint
 Recorded: January 30, 2001
 Auditor's No.: 200101300092, records of Skagit County, Washington
 For: Domestic well agreement, easement agreement for water and electrical lines and restrictive covenant agreement for 100 foot radius sanitary control area

6. Agreement, including the terms and conditions thereof; entered into;
 By: Alverson Tract Owners Association
 And Between: Ron J. Flint and Julie A. Flint
 Recorded: January 10, 2002
 Auditor's No.: 200201100063, records of Skagit County, Washington
 For: Correction to that domestic water well agreement, easement agreement for water and electrical lines and restrictive covenant agreement for 100 foot radius sanitary

EXHIBIT "A"Exceptions
(continued)

control area filed with the Skagit County Auditor on January 30, 2001 and filed under Auditor's File No. 200101300092, records of Skagit County, Washington

7. Agreement, including the terms and conditions thereof; entered into;
By: Alverson Tract Owners Association
And Between: Elizabeth Ruest and David C. Oliver
Recorded: June 25, 2002
Auditor's No.: 200206250052, records of Skagit County, Washington
For: Easement for water and electrical
8. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant 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 law;
Recorded: July 23, 2002
Auditor's No(s): 200207230119, records of Skagit County, Washington
9. Agreement, including the terms and conditions thereof; entered into;
By: Alverson Tract Owners Association
And Between: Ron J. Flint and Julie A. Flint
Recorded: July 23, 2002
Auditor's No. 200207230119, records of Skagit County, Washington
10. Agreement, including the terms and conditions thereof; entered into;
By: Alverson Tract Owners Association
And Between: Guemes Island Community at large
Recorded: February 4, 2003
Auditor's No. 200302040134, records of Skagit County, Washington
Providing: Water for fire protection
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by Alverson Tract Owners Association.