UNOFFICIAL DOCUMENT

When recorded return to:
Alecia M. Thomas and Benjamin M. Thomas
38040 Kelly Ln
Concrete, WA 98237

201603240072
Skagit County Auditor $75.00
3/24/2016 Page 1 of 3 3:23PM

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026351

CHICAGO TITLE
620026351

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bill E. Watts and Sue A. Watts , who Acquired title as Sue A. Martin, 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 Alecia M. Thomas and Benjamin M. Thomas, a married couple

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

Lot 1, SKAGIT COUNTY SHORT PLAT NO. 96-014, approved May 10, 1996, and recorded May 20, 1996, in Volume 12 of Short Plats, page 102, under Auditor's File No. 9605230034, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Southwest Quarter of Section 16,
Township 35 North, Range 7 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P108788 / 350716-3-003-2000

Subject to:

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

Dated: March 22, 2016

Bill E. Watts
Bill E. Watts

Sue A Watts
Sue A. Watts

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20984
MAR 24 2016

Amount Paid $ 5256.00
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

State of WA

County of Skagit

I certify that I know or have satisfactory evidence that

Bill E. Watts Sue A. Watts

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: 8-23-16

Tara A. Stewart

Name: Tara A. Stewart
Notary Public in and for the State of WA
Residing at: Marysville
My appointment expires: 11-6-17

TARA A. STEWART
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
NOVEMBER 6, 2017

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EXHIBIT "A"
Exceptions

1. 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, together with necessary appurtenances
   Recording Date: April 28, 1982
   Recording No.: 8204280016

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. 96-014:

   Recording No: 9605230034

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

4. Assessments, if any, levied by Skagit County Water District No. 1.

5. Assessments, if any, levied by Birdsview Water District.

6. Assessments, if any, levied by Kelly Lane Community Association.

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