

When recorded return to:
Kimberly E. McSheridan
713 Orth Way
Sedro Woolley, WA 98284



201706300078

Skagit County Auditor

\$75.00

6/30/2017 Page

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3 11:00AM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172929

JUN 30 2017

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031409

Amount Paid \$ 6279.50
Skagit Co. Treasurer
By *Mam* Deputy

CHICAGO TITLE
620031409

STATUTORY WARRANTY DEED

THE GRANTOR(S) Connie L. Cox, a married woman as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Kimberly E. McSheridan, an unmarried person

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

Lot 16, MADLUNG-KIRKPATRICK PLAT, according to the plat thereof, recorded in Volume 12 of Plats, page 75, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P81618/4408-000-016-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 22, 2017

Connie L. Cox
Connie L. Cox

Rand C. Cox
Rand C. Cox
Randy

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Connie L. Cox and ^{Randy}~~Rand~~ C. Cox are the persons who appeared before me, and said person 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: June 28, 2017

Jana K. Quinn
Name: Jana K. Quinn
Notary Public in and for the State of Washington
Residing at: Granite Falls
My appointment expires: 06/29/2019

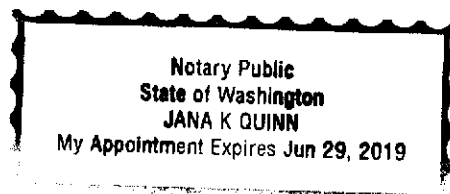


EXHIBIT "A"

Exceptions

1. 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
MADLUNG-KIRKPATRICK PLAT:

Recording No: 7909110044

2. 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 17, 1979

Auditor's No(s): 7909170057, records of Skagit County, Washington

3. Assessments, if any, levied by City of Sedro-Woolley.
4. City, county or local improvement district assessments, if any.