

1038036
\$500,000

8,985.00

After recording return to:

Cynthia A. Larsen Rudek
Jeffrey W. Ross
4805 Baker Dr.
Everett, WA 98203



201310290606 4 PGS
10/29/2013 3:50pm \$75.00
SNOHOMISH COUNTY, WASHINGTON

No. 745625 10/29/2013 3:15 PM
Thank you for your payment.
KORUH

Reference: 40121313-803--LB3

STATUTORY WARRANTY DEED

NW40121313 4/750
THE GRANTOR(S) **David W. Hopewell and Michelle Hopewell, husband and wife**, for and in

consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid,

conveys and warrants to **Cynthia A. Larsen Rudek, an unmarried woman and Jeffrey W.**

Ross, an unmarried man as joint tenants with rights of survivorship and not as tenants in

common or as community property the following described real estate, situated in the County

of **Snohomish, State of Washington:**

**LOT 3 OF PLAT OF DAVID'S MARINE ACRES, AS PER PLAT RECORDED IN VOLUME 11 OF
PLATS, PAGE 67, RECORDS OF SNOHOMISH COUNTY AUDITOR;**

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

Subject to: Those items specifically set forth on Exhibit "A" attached hereto.

Abbreviated Legal: (Required if full legal not inserted above.) LOT 3 OF PLAT OF DAVIDS MARINE
ACRES

Tax Parcel Number(s): 00417400000301

The grantees by signing the acceptance below, evidence their intention to acquire said premises
as joint tenants with rights of survivorship and not as tenants in common or as community
property.

Cynthia A. Larsen Rudek
Statutory Warranty Deed

Jeffrey W. Ross

LPB-10-05 (ltr) (1/06)

CW Title

Reference: Statutory Warranty Deed 40121313 803 LB3

Dated: October 25, 2013

SELLERS:


David W. Hopewell

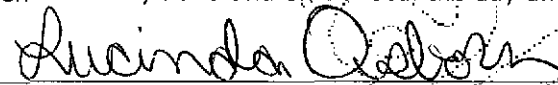

Michelle Hopewell

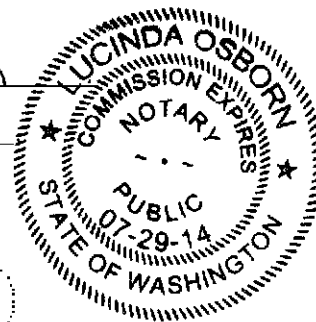
State of Washington

County of Snohomish

SS:

On this 25 day of October, 2013, before me personally appeared David W. Hopewell & Michelle Hopewell to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.
Given under my hand and official seal the day and year last above written.


Notary Public in and for the State of Washington
Residing at Snohomish County
My Appointment expires: 7-29-14



Reference: Statutory Warranty Deed **40121313 803 LB3**

EXHIBIT A

1. NOTICE OF TAP OR CONNECTION CHARGES WHICH HAVE BEEN OR WILL BE DUE IN CONNECTION WITH DEVELOPMENT OR RE-DEVELOPMENT OF THE LAND AS DISCLOSED BY RECORDED INSTRUMENT. INQUIRIES REGARDING THE SPECIFIC AMOUNT OF THE CHARGES SHOULD BE MADE TO THE CITY/COUNTY/AGENCY.

CITY/COUNTY/AGENCY: CITY OF EVERETT
RECORDED: AUGUST 23, 1984
RECORDING NO.: 8408230225

2. COVENANTS, CONDITIONS AND RESTRICTIONS IMPOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 736387.

THIS POLICY DOES NOT INSURE THAT THE LAND DESCRIBED IN SCHEDULE A IS BENEFITED BY EASEMENTS, COVENANTS OR OTHER APPURTENANCES SET FORTH IN SAID INSTRUMENT TO BENEFIT OR BURDEN REAL PROPERTY OUTSIDE THE BOUNDARIES OF SAID LAND.

NOTE: RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN HAVE BEEN DELETED.

3. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE RECORDED PLAT OF DAVID MARINE ACRES, RECORDED UNDER RECORDING NO. 668810.

THIS POLICY DOES NOT INSURE THAT THE LAND DESCRIBED IN SCHEDULE A IS BENEFITED BY EASEMENTS, COVENANTS OR OTHER APPURTENANCES SHOWN ON THE PLAT OR SURVEY TO BENEFIT OR BURDEN REAL PROPERTY OUTSIDE THE BOUNDARIES OF SAID LAND.

4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: CITY OF EVERETT
PURPOSE: SEWER LINE AMONG OTHER RIGHTS
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED: SEPTEMBER 27, 1963
RECORDING NO.: 1645097

5. UNDERGROUND UTILITY EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND VERIZON NORTHWEST, INC.
PURPOSE: ELECTRICAL TRANSMISSION AND/OR DISTRIBUTION SYSTEM
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED: MARCH 06, 2007
RECORDING NO.: 200703061051

CONTAINS COVENANT PROHIBITING STRUCTURES OVER SAID EASEMENT OR OTHER ACTIVITY WHICH MIGHT ENDANGER THE UNDERGROUND SYSTEM.

Reference: Statutory Warranty Deed **40121313 803 LB3**

6. The sale of the Property is an "arm's length" transaction, between Seller(s) and Buyer(s) who are unrelated and unaffiliated by family, marriage, or commercial enterprise; The Buyer agrees not to sell the property within 30 days of closing of this sale. The Buyer agrees further not to sell the property within 90 calendar days of this sale for a price greater than 120 percent of the short sale price"