

When recorded return to:
Karen Volland
2215 Jasmine
Mount Vernon, WA 98273



201101240117
Skagit County Auditor

1/24/2011 Page 1 of 4 1:46PM

Filed for record at the request of:



CHICAGO TITLE INSURANCE COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273

Order No.: 620012304

STATUTORY WARRANTY DEED

THE GRANTOR(S) J. Craig Snelson and Denise C. Snelson, 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 Karen L. Volland, an unmarried person, as her separate estate

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

Lot 13, PLAT OF JASMINE PLACE, according to the plat thereof, recorded February 28, 2002,
under Auditor's File No. 200202280026, records of Skagit County, Washington.

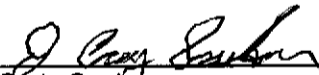
Situated in Skagit County, Washington.

Tax Parcel Number(s): P118971, 4791-000-013-0000

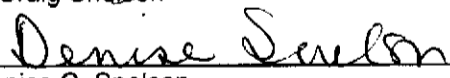
Subject to: Covenants, conditions, restrictions and easements of record

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

Dated: January 12, 2011



J. Craig Snelson

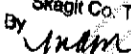


Denise C. Snelson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

196

JAN 24 2011

Amount Paid \$ 3031.⁰⁰
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that
J. CRAIG SNELSON AND DENISE C. SNELSON
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: January 21 2011

Marcie K. Paleck

Name: MARCIE K. PALECK
Notary Public in and for the State of Washington,
Residing at: Mount Vernon, WA

My appointment expires: October 15 2012



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Skagit County Auditor

EXHIBIT "A"
Exceptions

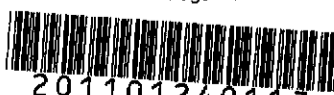
1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 4, 1991
Auditor's No(s): 9102040072, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 5, 1991
Auditor's No(s): 9103050066, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 24, 2001
Auditor's No(s): 200108240008, records of Skagit County, Washington
In favor of: City of Mount Vernon
For: A public sidewalk together with the right to construct, maintain, and replace said sidewalk, and together with rights of access over and through said easement area at any and all times for the purpose of doing anything necessary, useful, or convenient for the enjoyment of the easement hereby granted
4. Exceptions and reservations as contained in instrument;
Recorded: August 17, 1900
Auditor's No.: 34055, records of Skagit County, Washington
Executed By: W.M. Lindsey and Emma S. Lindsey, his wife
As Follows: All coal and other minerals are reserved and excepted from this conveyance
5. 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 JASMINE PLACE:

Recording No: 200202280026
6. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, 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;
Dated: December 12, 2001
Recorded: December 24, 2001
Auditor's No(s): 200112240134, records of Skagit County, Washington
Executed By: Northern Reign Development Company, L.L.C.
7. Covenants, conditions, restrictions, and easements 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: February 28, 2002
Auditor's No(s): 200202280025, records of Skagit County, Washington
Executed By: Northern Reign Development
8. City, county or local improvement district assessments, if any.



EXHIBIT "A"
Exceptions

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



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