

When recorded return to:  
Margaret L. Johnson  
1221 North 12th Place  
Mount Vernon, WA 98273



201210180109  
Skagit County Auditor

10/18/2012 Page 1 of 3 2:02PM

Recorded at the request of:

File Number: 103953

Statutory Warranty Deed

103953

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Clint G. McDermott and Lindsay M. McDermott, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Margaret ~~X~~ Johnson the following described real estate, situated in the County of Skagit, State of Washington

*Lynna* *an unmarried person*

Abbreviated Legal:

Lot 29, "KULSHAN RIDGE P.U.D."

Tax Parcel Number(s): P120909, 4824-000-029-0000

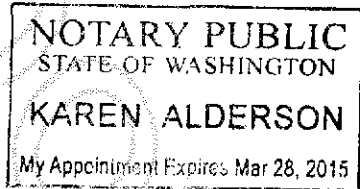
Lot 29, "KULSHAN RIDGE P.U.D.", as per plat recorded on October 9, 2003 under Auditor's File No. 200310090064, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 10-15-2012

*Clint G. McDermott*  
Clint McDermott

*Lindsay M. McDermott*  
Lindsay McDermott



STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Clint G. McDermott and Lindsay M. McDermott, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10-17-12

*Karen Alderson*  
Printed Name: Karen Alderson  
Notary Public in and for the State of Washington  
Residing at Bellingham, WA  
My appointment expires: 3/28/2015

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2012 3316  
OCT 18 2012

Amount Paid \$ 2464.96  
Skagit Co. Treasurer  
By *[Signature]* Deputy

Exhibit "A"

**EXCEPTIONS:**

**A. RESERVATIONS CONTAINED IN DEED**

Executed by: Charles T. Swett and Beryl Swett, husband and wife  
Recorded: March 1, 1946  
Auditor's No: 388909  
As Follows:

(a) Reserving, however, unto the grantors herein their heirs or assigns, the right to use the easement, herein granted, jointly with said grantees.

(b) The grantors herein limit their warranty to the above described premises, excepting however from such warranty the South 208 feet of that portion contained in the easement grant.

**B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: City of Mount Vernon, Washington, a municipal corporation of Skagit County, State of Washington  
Dated: September 20, 1962  
Recorded: September 20, 1962  
Auditor's No: 626799  
Purpose: The right to lay, maintain, operate, relay and remove at any time a sewer pipe or line, for the transportation of sewage, and if necessary to erect, maintain, operate and remove said line, with right of ingress and egress to and from the same, on, over and through a tract of land (subject property)  
Area Affected: South 10 feet of the East 210 feet

**C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: City of Mount Vernon, Washington  
Dated: March 1, 1996  
Recorded: March 4, 1996  
Auditor's No: 9603040076  
Purpose: "...City to construct, or cause to be constructed, maintain, replace, reconstruct, and remove storm sewer and drainage facilities, with all appurtenances incident thereto..."  
Area Affected: Portion of subject property



201210180109  
Skagit County Auditor

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: January 13, 2003  
Recorded: January 21, 2003  
Auditor's No: 200301210215  
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . . ."  
Area Affected: Portion of subject property

"Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted and/or constructed . (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts, green belt areas and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public streets and road rights-of-way."

E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Kulshan Ridge P.U.D.  
Recorded: October 9, 2003  
Auditor's No: 200310090064

F. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: September 15, 2003  
Recorded: October 9, 2003  
Auditor's No: 200310090065  
Executed by: Martin Loberg

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: October 31, 2003 and December 8, 2003  
Auditor's Nos: 200310310181 and 200312080151

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: January 17, 2006  
Auditor's No.: 200601170153

G. Any tax, fee, assessments or charges as may be levied by Kulshan Ridge Homeowners Association.



201210180109  
Skagit County Auditor