



201306040090

Skagit County Auditor \$73.00
6/4/2013 Page 1 of 2 2:40PM

When recorded return to:
Luli Coutinho
105 Warner Street, #E
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620018803

CHICAGO TITLE
620018803

STATUTORY WARRANTY DEED

THE GRANTOR(S) Whatcom-Skagit Housing
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Luli Coutinho, a single person

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

Lot 4 "ZOEY'S PLACE" , according to the plat thereof recorded under Auditor's file no.
201303080035 records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P131427

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620018803, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: May 31, 2013

Whatcom-Skagit Housing

BY: [Signature]
Nancy Larsen, Director

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013 2080

JUN 04 2013

Amount Paid \$ 927.⁰⁴
Skagit Co. Treasurer
By [Signature] Deputy

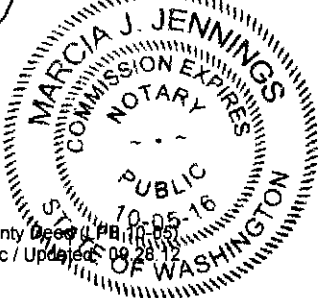
State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Nancy Larsen

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and
acknowledged it as the Director of Whatcom-Skagit Housing to be the free and voluntary act of such
party for the uses and purposes mentioned in the instrument.

Dated: June 3, 2013

[Signature]



Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley WA
My appointment expires: 10/5/2016

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: January 11, 2010
Recording No.: 201001110155
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Dorothy De Fremery
Purpose: Ingress, egress for construction, repair and maintenance of garage and barn
Recording Date: January 12, 2011
Recording No.: 201101120055
3. Findings of Fact, Conclusions of Law and Judgment and the terms and conditions thereof
Recording Date: January 12, 2011
Recording No.: 201101120055
4. With respect to Paragraph F of the General Exceptions, Certificate of City of Sedro-Woolley Ordinance Number 1221-95 and 1501-5, providing for a facilities improvement charge for new connections to the city sewer system:
Recording Date: February 23, 1995 and April 4, 2005
Recording No.: 9502230028 and 200504040073
5. Waiver of Protest and the Terms and conditions thereof:
Recording Date: January 30, 2013
Recording No.: 201301300022
Providing: ULID/LID For Development with in City of Sedro Woolley
6. 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 ZOES'S PLACE:
Recording No: 201303080036
7. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document
Recording Date: March 8, 2013
Recording No.: 201303080036
8. Assessments, if any, levied by City of Sedro-Woolley.
9. City, county or local improvement district assessments, if any.
10. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year



201306040090