



Skagit County Auditor
12/26/2013 Page

1 of

\$74.00
3 10:22AM

When recorded return to:
Rosendo Tapia and Martha Tapia
501 N. 15th Street
Mount Vernon, WA 98273

CHICAGO TITLE
620020494

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark Edward Hauser and Karen Elizabeth Hauser, husband and wife
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys, and warrants to Rosendo Tapia and Martha Tapia, a married couple

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

The South 10 feet of Lot 8 and all of Lot 9, Block 4, MOUNT VERNON HEIGHTS ADDITION,
according to the plat thereof recorded in Volume 5 of Plats, page 47, records of Skagit County,
Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P53921 / 3747-004-009-0005

Subject to:

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

Dated: December 23, 2013

Mark Edward Hauser
Mark Edward Hauser

Karen Elizabeth Hauser
Karen Elizabeth Hauser

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20135128
DEC 26 2013

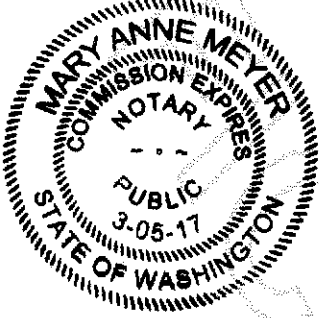
Amount Paid \$4,366.⁰⁰
Skagit Co. Treasurer
By Ham Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Mark E. Hauser and Karen Elizabeth Hauser
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: December 23, 2013



Mary Anne Meyer
Name: MARY ANNE MEYER
Notary Public, in and for the State of WA
Residing at: Nedra - Woolley, WA
My appointment expires: 3-5-17



EXHIBIT "A"
Exceptions

1. Covenants, conditions and restrictions 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: February 20, 1947
Recording No.: 401191

2. Covenants, conditions, and restrictions contained in instrument, 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;

Recorded: September 21, 1959
Auditor's No.: 585695, records of Skagit County, Washington
As Follows:

Not less than 5 room dwelling of modern new construction to consist of not less than 1200 square feet of habitable floor area on the first floor exclusive of garage. All dwellings or buildings shall be constructed 30 feet or more from front street lines or unless approved by three-fourths of the property owners on the street.

Construction and workmanship to conformity and harmony of external design, with existing structures in Block 4 of this subdivision and as to location of the building with respect to topography and finish ground elevation.

The intention of this covenant is to insure a high quality of design, workmanship and materials to perpetuate the esthetic and monetary values of this area.

Enforcement of covenants shall be by proceedings at law or in equity against any persons violating or attempting to violate any of the covenants.

The validity of any of the covenants shall not be affected by invalidation of any of the others.

3. Covenants, conditions and restrictions 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: May 19, 1960
Recording No.: 594597
As Follows:

No temporary building or out building or building to be used for business or commercial purposes shall ever be erected or caused to be erected on said property. No dwelling costing less than \$7,500.00 shall be erected thereon nor shall any dwelling or part of such dwelling be built or constructed within less than 25 feet front he inside sidewalk line as established.

4. Skagit County Right to Farm Disclosure and the terms and conditions thereof

Recording Date: December 27, 2006
Recording No.: 200612270202

5. Assessments, if any, levied by City of Mount Vernon.
6. City, county or local improvement district assessments, if any.



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