



201503270078

Skagit County Auditor

\$74.00

3/27/2015 Page

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3 2:02PM

When recorded return to:

John Piazza, Jr
John Piazza Jr Construction & Remodeling, Inc
C/O John Piazza Jr., 14554 Josh Wilson Road
Burlington, WA 98233

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620023521

CHICAGO TITLE**620023521****STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jerry Hammer and Lurline Hammer, 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 John Piazza Jr Construction & Remodeling, Inc., a Washington corporation

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

Lot 3, PLAT OF AVALON HEIGHTS, recorded August 22, 2007 under Auditor's File No.
200708220070, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P126680 / 4939-000-003-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620023521, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

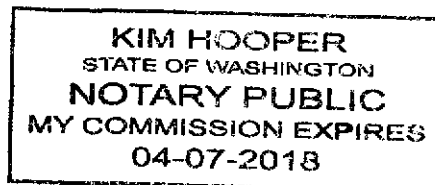
Dated: March 16, 2015

Jerry Hammer

Lurline Hammer

State of WA
County Whatcom of Whatcom

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

Dated: ~~3/16/15~~ 3/18/15

Name: Kim Hooper
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 4/1/18

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2015 974
MAR 27 2015

Amount Paid \$ 4455.00
Skagit Co. Treasurer
By HB Deputy

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
Recording Date: November 23, 1994
Recording No.: 9411230101
Matters shown: Possible encroachments of fences by undisclosed amounts
Affects: Lot 12 only
2. Quit Claim Deed boundary line adjustment and the terms and conditions thereof
Recording Date: June 13, 1994
Recording No.: 9406130087
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Gordon E. Bishop and Mary K. Bishop, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: June 13, 1994
Recording No.: 9406130088
4. Easement and the terms and conditions thereof
Recording Date: June 17, 2005
Recording No.: 200506170166
5. Lot of Record Certifications and the terms and conditions thereof
Recording Date: October 27, 2005
Recording No.: 200510270159 and 200510270160
6. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands and the terms and conditions thereof
Recording Date: June 21, 2006
Recording No.: 200606210130
7. Declaration of Covenant and the terms and conditions thereof
Recording Date: July 19, 2006
Recording No.: 200607190067
8. 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: July 26, 2006
Recording No.: 200607260046
9. Plat of Lot Record Certification and the terms and conditions thereof
Recording Date: August 22, 2007
Recording No.: 200708220071
10. Protected Critical Area Easement and the terms and conditions thereof
Recording Date: June 22, 2007
Recording No.: 200708220072
11. Deed of Natural Resource Land Easement and the terms and conditions thereof
Recording Date: August 22, 2007
Recording No.: 200708220073
12. 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: August 22, 2007
Recording No.: 200708220075

SCHEDULE "B"

Special Exceptions (continued)

13. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 AVALON HEIGHTS:
Recording No.: 200708220070
14. Notice to Future Property Owners and the terms and conditions thereof
Recording Date: July 3, 2008
Recording No.: 200807030093
15. Water Users Agreement and the terms and conditions thereof
Recording Date: July 3, 2008
Recording No.: 200807030094
16. Reciprocal Access and Utility Easement and the terms and conditions thereof:
Recording Date: September 18, 2014
Recording No.: 201409180008
17. City, county or local improvement district assessments, if any.
18. Assessments, if any, levied by Avalon Heights Water System.
19. Assessments, if any, levied by Avalon Heights Homeowners Association.

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.