

When recorded return to:

Chad E. Bumgarner and Megan L. Bumgarner
2519 South 18th Street
Mount Vernon, WA 98274



201504090137

Skagit County Auditor \$74.00
4/9/2015 Page 1 of 3 2:47PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620023598

Land Title and Escrow

151869-0

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel L. Staheli, who also appears of record as Dan L. Staheli and Emily Staheli, 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 Chad E. Bumgarner and Megan L. Bumgarner, husband and wife

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

Lot 36, SKAGIT VIEW ESTATES, recorded November 15, 2002, under Auditor's File No. 200211150098, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P119849, 4805-000-036-0000,

SUBJECT TO: EASEMENTS, RESTRICTIONS AND COVEVANTS OF RECORD PER ATTACHED EXHIBIT "A"

Dated: March 26, 2015

Dan Staheli

Emily Staheli

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20151117

APR 09 2015

Amount Paid \$ 5,060.20

Skagit Co. Treasurer

By *mm* Deputy

EXHIBIT "A"
Exceptions

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 SKAGIT VIEW ESTATES:**

Recording No.: 200211150098

2. 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: November 14, 2002
Recording No.: 200211140201

3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: March 13, 2009
Auditor's No.: 200203190104, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

4. Agreement, including the terms and conditions thereof, entered into;
By: City of Mount Vernon
And Between: Gretchen D. Mattison, as Trustee of the Gretchen D. Mattison Trust
Recorded: March 12, 1997
Auditor's No. 9703120087, records of Skagit County, Washington
Providing: Utility and Access Easement Agreement

5. Agreement, including the terms and conditions thereof, entered into;
By: City of Mount Vernon
And Between: Gretchen D. Mattison as Trustee of the Gretchen D. Mattison Trust
Recorded: March 12, 1997
Auditor's No. 9703120088, records of Skagit County, Washington
Providing: City of Mount Vernon Annexation for Agreement

6. Reservations and Restrictions set forth in instruments recorded under Auditor's File No. 667911 and 667912

An agreement recorded December 11, 2009 at 200912110064 which states that this instrument was subordinated to the document or interest described in the instrument

Recording Date: December 11, 2009
Recording No.: 200912110063

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