

When recorded return to:
Patrick R. Russell and Kimberly A. Russell
2719 River Vista Loop
Mount Vernon, WA 98273



201505210096

Skagit County Auditor \$75.00
5/21/2015 Page 1 of 4 3:37PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620023260

CHICAGO TITLE
620023260 STATUTORY WARRANTY DEED

THE GRANTOR(S) Krieger Real Estate Inc., a Washington corporation and LaVerne Krieger, an unmarried individual

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Patrick R. Russell and Kimberly A. Russell, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Lot 6, "Plat of North Hill PUD", according to the plat thereof, recorded May 5, 2005, under Skagit County Auditor's File No. 200505050094, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P122806, 4855-000-006-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620023260, Schedule B, Special Exceptions, which are attached hereto and made a part hereof.

Dated: May 19, 2015

Kreiger Real Estate, Inc., a Washington corporation

William Krieger, President

Jannette Krieger, Vice President

LaVerne Krieger

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20151824
MAY 21 2015

Amount Paid \$ 5,834.50
Skagit Co. Treasurer
By Deputy

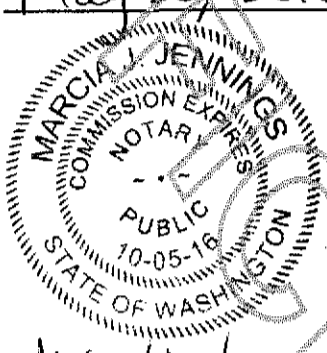
STATUTORY WARRANTY DEED

(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that William Krieger and Jannette Krieger 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 President and Vice President, respectively of Krieger Real Estate, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 20, 2015



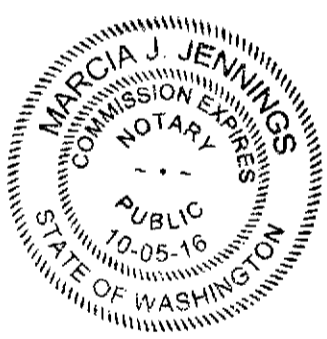
Marcia J. Jennings

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

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that LaVerne Krieger is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 20, 2015



Marcia J. Jennings

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. 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 NORTH HILL PUD:**
Recording No.: 200505050094
2. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
Recorded: May 5, 2005
Auditor's No(s): 200505050093, records of Skagit County, Washington
Executed By: Hansell Mitzel Homes LLC
3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: May 14, 2004
Auditor's No.: 200405140159, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 6, 2001
Auditor's No(s): 200111060117, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
5. Easement, including the terms and conditions thereof, reserved by instrument(s);
Recorded: November 12, 1981
Auditor's No(s): 8111120001, records of Skagit County, Washington
In favor of: Paul Hamburg and Flora Hamburg
For: Storm Drainage
6. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;
Recorded: October 5, 2004
Auditor's No(s): 200410050029, records of Skagit County, Washington
Executed By: Judy Peterson
As Follows: The herein described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary line adjustment is not for the purpose of creating an additional building lot.
7. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;
Recorded: April 18, 1968
Auditor's No(s): 712627, records of Skagit County, Washington
Executed By: Dorthea Anderson
Said instrument is a re-recording of instrument (s);
Auditor's No(s): 712212, records of Skagit County, Washington
8. Reservations contained in deed:
Recording Date: June 30, 2008
Recording No.: 200806300141
Regarding: Skagit County Right to Farm Ordinance

SCHEDULE "B"

Exceptions
(continued)

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pinnacle Resources Renovation LLC
Purpose: Storm Water Drainage
Recording Date: March 27, 2009
Recording No: 200903270072

10. Assessments, if any, levied by City of Mount Vernon.

11. 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.