

When recorded return to:
Ellis E Evans and Kimberly A Perry
11420 Michael Place
Burlington, WA 98233



Skagit County Auditor \$75.00
7/1/2015 Page 1 of 4 1:26PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620024422

CHICAGO TITLE
620024422 STATUTORY WARRANTY DEED

THE GRANTOR(S) Stephen Louia and JoDene N Louia, 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 Ellis E Evans and Kimberly A Perry, Husband and Wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 15, PLAT OF KABALO HEIGHTS, according to the plat thereof, recorded May 25, 2000, under
Auditor's File No. 200005250077, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P115735 / 4753-000-015-0000, P116825 / 4753-000-015-0100,

Subject to:

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

Dated: June 26, 2015

Stephen Louia
Stephen Louia

JoDene N Louia
JoDene N Louia

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 2512
JUL 01 2015

Amount Paid \$ 23,355.00
Skagit Co. Treasurer
By man Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON

County of Skagit

I certify that I know or have satisfactory evidence that

Stephen Louia JADene N Louia

is/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: June 30, 2015

Laurea Lynn Garka
Name: Laurea Lynn Garka
Notary Public in and for the State of WASHINGTON
Residing at: ARLINGTON
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 10-27-2018

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, conveyed by instrument;
Recorded: March 11, 1960
Auditor's No.: 591915, records of Skagit County, Washington
In favor of: J.D. Benotsen and Gretchen Benotsen, husband and wife
For: Roadway
Affects: Said plat, the exact location and extent of said easement is undisclosed of record

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: January 10, 1964
Auditor's No.: 645278, records of Skagit County, Washington
In favor of: Olympic Pipe Line Company
For: Right-of-way for pipelines and appurtenances
Affects: Westerly portion of the East Half of the Northwest Quarter

This easement was amended and restated by an instrument;
Recorded: January 22, 2001
Auditor's No.: 200101220007, records of Skagit County, Washington

3. Easement, including the terms and conditions thereof, disclosed by instrument;
Recorded: September 1, 1993
Auditor's No.: 9309010028, records of Skagit County, Washington
In favor of: Florence A. Berry
For: Ingress, egress and utilities
Affects: Said plat, the exact location and extent of said easement is undisclosed of record

4. 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 OF KABALO HEIGHTS:

Recording No: 200005250077

5. Easement, including the terms and conditions thereof, granted by instrument;
Dated: May 25, 2000
Recorded: May 25, 2000
Auditor's No.: 200005250078, records of Skagit County, Washington
In favor of: Public
For: The use and unobstructed passage of aircraft over and above said lands

6. Right of way for ditches, constructive notice of which is contained in various instruments of record.

7. Agreement, including the terms and conditions thereof; entered into;
By: Florence A. Berry
And Between: P. Michael Loughlin and Kristene A. Loughlin, husband and wife
Recorded: September 1, 1993
Auditor's No.: 9309010028, records of Skagit County, Washington

8. Agreement, including the terms and conditions thereof; entered into;
By: Mike Loughin
And Between: Skagit County
Recorded: April 24, 1998
Auditor's No.: 9804240008, records of Skagit County, Washington
Providing: Approval of preliminary plat of Kabalo Heights

9. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

EXHIBIT "A"

Exceptions (continued)

- Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
- From: The State of Washington
Recorded: July 6, 1940
Auditor's No.: 327185, records of Skagit County, Washington
Executed By: The Federal Land Bank of Spokane
As Follows: Reserving unto the Federal Land Bank of Spokane 50% of all minerals, oil and gas in or under the above described land
10. 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: October 19, 2000
Auditor's No(s): 200010190054, records of Skagit County, Washington
Executed By: Donald H. Leavitt, Manager, Kabalo Heights
11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: October 19, 2000
Auditor's No(s): 200010190054, records of Skagit County, Washington
Imposed By: Donald H. Leavitt, Manager, Kabalo Heights
Affects: Lots 1-20 Kabalo Heights
12. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 24, 2002
Auditor's No(s): 200206240174, records of Skagit County, Washington
For: Storm Water Management
13. Affect, if any, of Quit Claim Deed recorded January 12, 2004, under Auditor's File No. 200401120009, records of Skagit County, Washington.
14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
In Favor of: Public
Purpose: The use of unobstructed passage of aircraft over and above said lands
Recording Date: May 25, 2000
Recording No.: 200005250078
15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Olympic Pipeline Company
Purpose: Amended and restated easement for pipeline
Recording Date: January 22, 2001
Recording No.: 200101220007
16. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands and the terms and conditions thereof:
Recording Date: April 18, 2001
Recording No.: 200104180048
17. City, county or local improvement district assessments, if any.
18. Assessments, if any, levied by Kabalo Heights 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.