



201509110052

When recorded return to:
Billy Wang
2602 River Vista Loop
Mount Vernon, WA 98273

Skagit County Auditor \$74.00
9/11/2015 Page 1 of 3 12:02PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620024781

CHICAGO TITLE
620024781 STATUTORY WARRANTY DEED

THE GRANTOR(S) Samuel E. Riley and Sarah E. Riley, 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 Billy Sheng Wang, a single man

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

Lot 31, REPLAT OF LOTS 1 and 2, NORTH HILL PUD, LU-06-009, according to the plat thereof,
recorded June 22, 2006, under Auditor's File No. 200606220127, records of Skagit County,
Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P124731 / 4898-000-031-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620024781, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: September 4, 2015

Samuel E. Riley
Samuel E. Riley

Sarah E. Riley
Sarah E. Riley

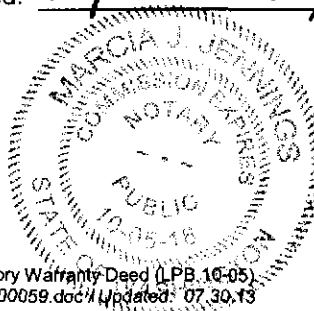
State of Washington
County of Skagit

2015 3675
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 11 2015
Amount Paid \$ 5612.00
By MF Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that
Samuel E. Riley and Sarah E. Riley
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: September 10, 2015



Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woodley
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 Replat of Lots 1 & 2 LU06-009 Plat of North Hill PUD:

Recording No: 200606220127
2. 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 North Hill PUD:

Recording No: 200505050094
3. 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
4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: May 5, 2005
Auditor's No(s): 200505050093, records of Skagit County, Washington
Imposed By: Hansell Mitzel Homes LLC
5. 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
6. Terms, conditions, and restrictions of that instrument entitled Consent to Change Grade;
Recorded: December 19, 2001
Auditor's No(s): 200112190136, records of Skagit County, Washington
7. 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
8. 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
9. 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

SCHEDULE "B"

Special Exceptions
(continued)

Auditor's No(s): 712627, records of Skagit County, Washington
Executed By: Dortehea Anderson

Said instrument is a re-recording of instrument (s);
Auditor's File No(s): 712212, records of Skagit County, Washington

10. Assessments, if any, levied by The North Hill Homeowner's Association.
11. Assessments, if any, levied by City of Mount Vernon.
12. City, county or local improvement district assessments, if any.
13. 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.