

When recorded return to:
Damon Schmidt and Mary Schmidt
1220 Township Street
Sedro Woolley, WA 98284



Skagit County Auditor \$74.00
9/30/2015 Page 1 of 3 11:34AM

Filed for record at the request of:



CHICAGO TITLE
CONTRACTORS OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620025293

CHICAGO TITLE
620025293 **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Richard L. Jeffries, an unmarried person, as his separate estate for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Damon Schmidt and Mary Schmidt, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Lot 23, PLAT OF WILDERNESS VILLAGE DIV. NO. 1, according to the plat thereof, recorded in Volume 10 of Plats, page 48, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P78206 / 4208-000-023-0005.

Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: September 28, 2015

Richard L. Jeffries

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 3970
SEP 30 2015

Amount Paid \$717.00
Skagit Co Treasurer
BY Deputy

STATE of Washington
County of Okanogan

I certify that I know or have satisfactory evidence that Richard L. Jeffries 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 29, 2015

Notary Public
State of Washington
S CAROL JOHNSON
My Appointment Expires Oct 9, 2015

Name: S. Carol Johnson
Notary Public in and for the State of: WA
Residing at: Tonasket, WA
My appointment expires: 10/9/2015

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, reserved by instrument;
Recorded: November 5, 1935
Auditor's No.: 273805, records of Skagit County, Washington
In favor of: The Sound Timber Company, an Iowa corporation
For: 30 foot road right-of-way
Affects: Government Lot 10 of Section 8, Township 35 North, Range 8 East of the
Willamette Meridian (being a portion of the underlying legal description of
said plat)

Note: Exact location and extent of easement is undisclosed of record.

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 30, 1973
Auditor's No(s): 793933, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary
appurtenances

3. 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 WILDERNESS VILLAGE DIV. NO. 1:

Recording No: 788213

4. 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: July 20, 1973
Auditor's No(s): 788214, records of Skagit County, Washington
Executed By: Valleys West, a Limited Partnership, et al

AMENDED by instrument(s):

Recorded: September 7, 2004, May 5, 2005 and July 23, 2007
Auditor's No(s): 200409070165, 200505050063 and 200707230123 records of Skagit
County, Washington

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: July 20, 1973 and September 7, 2004
Auditor's No(s): 788214 and 200409070165, records of Skagit County, Washington
Imposed By: Valleys West, a Limited Partnership, et al

6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

7. Assessment, including the terms and conditions thereof, disclosed by instrument.
Recorded: March 14, 2006
Auditor's No.: 200603140115, records of Skagit County, Washington
For: Acquisition, construction and installation of a water supply system
Resolution No.: 2064-06 of the Commission of Public Utility District No. 1 of Skagit
County, Washington
Establishing: Local Utility District No. 27
Roll No.: 82
Account No.: P78206
Amount: \$7,946.06, plus interest, if any

EXHIBIT "A"

Exceptions
(continued)

- 8. City, county or local improvement district assessments, if any.
- 9. Assessments, if any, levied by Wilderness Village Community Association.