



201511060084

Skagit County Auditor \$76.00
11/6/2015 Page 1 of 4 2:00PM

When recorded return to:
Chad D. Wesson and Ariel Wesson
621 Cedar Tree Drive
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620025365A

CHICAGO TITLE
620025365A STATUTORY WARRANTY DEED

THE GRANTOR(S) David M. Willard and Kira Willard who acquired title as Kira Duffy 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 D. Wesson and Ariel Wesson, a married couple

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

Lot 11, Plat of North Central Division, as per plat recorded in Volume 15 of plats, pages 46 and 47, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P102020 / 4586-000-011-0000

Subject to:

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

Dated: October 29, 2015

David M. Willard

Kira Willard

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20154567
NOV 06 2015

Amount Paid \$ 11,544.00
Skagit Co. Treasurer
By

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that David M. Willard and Kira Willard are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11/5/15

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, Wa
My appointment expires: 10/1/2019

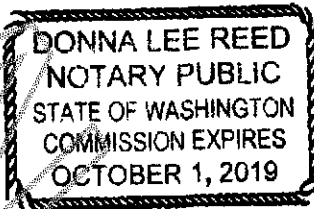


EXHIBIT "A"
Exceptions

1. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: February 26, 1935
Auditor's No.: 267764, records of Skagit County, WA
In favor of: Drainage District No. 14
For: Drainage ditch

The exact location and extent of easement is undisclosed of record.

2. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: December 17, 1956
Auditor's No.: 545341, records of Skagit County, WA
In favor of: Cascade Natural Gas Corporation
For: 30 foot right-of-way for pipeline or pipelines for transportation of oil, gas, and products thereof

The exact location and extent of said easement is not disclosed of record.

3. Easement, including the terms, covenants, and provisions thereof, reserved by instrument
Recorded: October 20, 1969
Auditor's No.: 732135, records of Skagit County, WA
For: Right-of-way across existing road and water pipeline

The exact location and extent of said easement is not disclosed of record.

4. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: November 16, 1982
Auditor's No.: 8111160024, records of Skagit County, WA
In favor of: Cascade Natural Gas Corporation
For: 30 foot right-of-way for pipeline or pipelines for transportation of oil, gas, or products thereof

Said instrument is a re-recording of Auditor's File No. 8211090036, records of Skagit County, Washington, and amends and supplements the easement granted to Cascade Natural Gas Corporation under Auditor's File No. 545341, records of Skagit County, Washington.

5. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: June 9, 1983
Auditor's No.: 8306090019, records of Skagit County, WA
In favor of: Cascade Natural Gas Corporation
For: 60 foot right-of-way for pipeline or pipelines for transportation of oil, gas, or products thereof

Said easement corrects and replaces the right-of-way recorded under Auditor's File Nos. 8211090034 and 8211160025, records of Skagit County, Washington.

6. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: March 25, 1992
Auditor's No.: 9203250071, records of Skagit County, WA
In favor of: Cascade Natural Gas Corporation
For: Right-of-way for pipeline or pipelines for transportation of oil, gas, or products thereof

Said easement supersedes and replaces easement granted under Auditor's File No. 9203050076, records of Skagit County, Washington.

7. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: April 22, 1992
Auditor's No.: 9204220112, records of Skagit County, WA
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Strip of land 10 feet in width across all lots, tracts, and spaces within said plat, coincident with and parallel to all streets and roads

EXHIBIT "A"

**Exceptions
(continued)**

8. 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 NORTH CENTRAL DIVISION:
Recording No: 9208280164
9. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin;
Recorded: September 29, 1992
Auditor's Nos.: 9209290104 and 9209290105, records of Skagit County, WA
10. Bylaws of the North Central and Brickyard Creek Community Association
Recorded: April 30, 1993
Auditor's No.: 9304300085, records of Skagit County, WA
11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument
Recorded: September 29, 1992 and April 30, 1993
Auditor's Nos.: 9209290104, 9209290105, and 9304300085, records of Skagit County, WA
Imposed by: North Central and Brickyard Creek Community Association
12. Terms and conditions of that instrument;
Recorded: April 30, 1993
Auditor's No.: 9304300086, records of Skagit County, WA
13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Public Utility District No. 1
Purpose: Water pipeline
Recording Date: December 16, 1992
Recording No.: 9212160038
Affects: Portion of said premises and other property
14. A deed of trust to secure an indebtedness in the amount shown below,
Amount: \$194,050.00
Dated: August 30, 2011
Trustor/Grantor: David M. Willard and Kira M. Willard, formerly known as Kira Duffy, husband and wife
Trustee: Land Title Company
Beneficiary: Whidbey Island Bank
Recording Date: September 6, 2011
Recording No.: 201109060075
Affects: Said premises
15. Assessments, if any, levied by North Central and Brickyard Creek Community Association..
16. Assessments, if any, levied by City of Sedro-Woolley.
17. City, county or local improvement district assessments, if any.