

When recorded return to:  
Claudia Fitch  
3012 Eastwind Street  
Mount Vernon, WA 98273



Skagit County Auditor \$76.00  
9/2/2016 Page 1 of 4 3:52PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620028397

**CHICAGO TITLE**  
**620028397 STATUTORY WARRANTY DEED**

THE GRANTOR(S) Brian R. Roth and Yvette G. Roth, 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 Claudia Fitch, a single woman

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 6, TJ Townhouses, as recorded November 30, 2000, under Skagit County Auditor's File No.  
200011300053, records of Skagit County, Washington.  
Situates in Skagit County, Washington.  
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P117593 / 4769-000-006-0000,

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

Dated: August 30, 2016

Brian R. Roth

Yvette G. Roth

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016 3961  
SEP 02 2016

Amount Paid \$ 3743.<sup>00</sup>  
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  
Brian A. Roth and Yvette G. Roth  
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: August 31, 2016

Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish CO  
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN  
STATE OF WASHINGTON  
NOTARY -- PUBLIC  
My Commission Expires 9-01-2018

**EXHIBIT "A"**  
**Exceptions**

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: July 22, 1977  
Auditor's No(s): 861138, records of Skagit County, Washington  
In favor of: Continental Telephone Company
  
2. 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;  
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  
Auditor's No.: 67757, records of Skagit County, Washington  
Executed By: State of Washington
  
3. 10 foot by 10 foot easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 5, 1985  
Auditor's No(s): 8511050076, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
  
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 2, 1986  
Auditor's No(s): 8607020048, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
  
5. Terms, conditions, and restrictions of that instrument entitled Mount Vernon Land Use Ordinance 2394-A;  
Recorded: September 13, 1990  
Auditor's No(s): 9009130055, records of Skagit County, Washington
  
6. Terms, conditions, and restrictions of that instrument entitled Mount Vernon Land Use Ordinance No. 2934;  
Recorded: March 2, 1999  
Auditor's No(s): 9903020122, records of Skagit County, Washington
  
7. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: January 27, 2000  
Auditor's No(s): 200001270030, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County
  
8. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 12, 2000  
Auditor's No(s): 200009120116, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances
  
9. 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

## EXHIBIT "A"

### Exceptions (continued)

covenant or restriction is permitted by applicable law;

Recorded: September 12, 2000

Auditor's No(s): 200009120118, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: March 27, 2001 and July 31, 2003

Auditor's No(s): 200103270101 and 200307310168, records of Skagit County, Washington

10. 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 TJ TOWNHOUSES:**

Recording No: 200011300053

11. Terms, conditions, and restrictions of that instrument entitled Notice;  
Recorded: April 25, 2002  
Auditor's No(s): 200204250057, records of Skagit County, Washington

12. 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 30, 2001

Auditor's No(s): 200110300103, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: May 8, 2003

Auditor's No(s): 200305080235, records of Skagit County, Washington

13. Agreement, including the terms and conditions thereof; entered into;  
By: M. Hawk Construction  
And Between: Public  
Recorded: April 29, 2003  
Auditor's No.: 200304290206, records of Skagit County, Washington  
Providing: Joint maintenance

14. City, county or local improvement district assessments, if any.

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

16. Assessments, if any, levied by Eastwind Homeowner's Association.