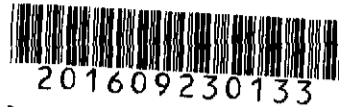


When recorded return to:
Daniel F. Washburn and Candace M. Washburn
2219 Jasmine Place
Mount Vernon, WA 98273



Skagit County Auditor
9/23/2016 Page 1 of 4 2:43PM \$76.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028466

CHICAGO TITLE

020028466

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian M. Rueb and Monika I. Rueb, 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 Daniel F. Washburn and Candace M. Washburn, husband and wife

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

Lot 11 PLAT OF JASMINE PLACE, according to the plat thereof recorded February 28, 2002, under Auditor's File No. 200202280026, records of Skagit County, Washington. Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P118969 / 4791-000-011-0000

Subject to:

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

Dated: September 22, 2016

Brian M. Rueb

Monika I. Rueb

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20164329
SEP 23 2016

Amount Paid \$ 4,34.60
Skagit Co. Treasurer
By *Mans* Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Brian M. Rueb and Monika L. Rueb 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: 9-22-16
Tara A. Stewart
Name: Tara A. Stewart
Notary Public in and for the State of WA
Residing at: Aspen Hill
My appointment expires: 11-4-17

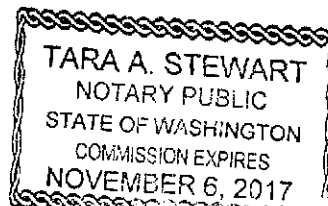


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 4, 1991
Auditor's No(s): 9102040072, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 5, 1991
Auditor's No(s): 9103050066, 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. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 24, 2001
Auditor's No(s): 200108240008, records of Skagit County, Washington
In favor of: City of Mount Vernon
For: A public sidewalk together with the right to construct, maintain, and replace said sidewalk, and together with rights of access over and through said easement area at any and all times for the purpose of doing anything necessary, useful, or convenient for the enjoyment of the easement hereby granted

4. Easement, including the terms and conditions thereof, created by instrument;
Recorded: September 6, 2001
Auditor's No.: 200109060034, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way

Easement No. 3: All areas located within a 10-foot perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or driven surfaces shall be located within a 5 foot perimeter or all of Grantees' ground-mounted or semi-buried vaults, pedestals, transformers and/or handholds

5. Exceptions and reservations as contained in instrument;
Recorded: August 17, 1900
Auditor's No.: 34055, records of Skagit County, Washington
Executed By: W.M. Lindsey and Emma S. Lindsey, his wife
As Follows: All coal and other minerals are reserved and excepted from this conveyance

6. 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 **PLAT OF JASMINE PLACE:**

Recording No: 200202280026

7. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to

EXHIBIT "A"

Exceptions
(continued)

handicap but does not discriminate against handicap persons;

Dated: December 12, 2001

Recorded: December 24, 2001

Auditor's No(s): 200112240134, records of Skagit County, Washington

Executed By: Northern Reign Development Company, L.L.C.

8. 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: February 28, 2002
Auditor's No(s): 200202280025, records of Skagit County, Washington
Executed By: Northern Reign Development
9. Assessments, if any, levied by City of Mount Vernon.
10. City, county or local improvement district assessments, if any.