

When recorded return to:
Edmond G. Turner and Lynn Laurel
522 North 15th Street
Mount Vernon, WA 98273



201612160149

Skagit County Auditor
12/16/2016 Page 1 of 3 1:32PM \$75.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029442

CHICAGO TITLE

3/75

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joseph T. Richards, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Edmond G. Turner and Lynn Laurel, a married couple

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

Lot 13, Block 2, MOUNT VERNON HEIGHTS ADDITION, according to the plat thereof recorded in Volume 5 of Plats, page 47, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P53889 / 3747-002-013-0003,

Subject to:

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

Dated: December 15, 2016

Joseph T. Richards

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20165676
DEC 16 2016

Amount Paid \$ 4186.22
Skagit Co. Treasurer
By *man* Deputy

EXHIBIT "A"
Exceptions

1. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: February 20, 1947
Recording No.: 401191

2. Covenants, conditions, and restrictions contained in instrument(s), 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 handicap but does not discriminate against handicap persons:

Auditor's No(s): 445753, records of Skagit County, Washington
Executed By: Richard W. Phillips and Helen A. Phillips, husband and wife
As Follows: No temporary building or out-building nor building to be used for business or commercial purposes shall ever be erected or caused to be erected on said property; no dwelling costing less than \$7,500.00 shall be erected thereon, nor shall any dwelling or part of such dwelling be built or constructed within less than 25 feet from the inside sidewalk line as established

3. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$163,103.00
Dated: August 22, 2013
Trustor/Grantor: Joseph T. Richards a single person as his separate property
Trustee: Land Title Company of Skagit County
Beneficiary: Mortgage Electronic Registration Systems Inc. as nominee for Sterling Savings Bank dba Sterling Bank
Recording Date: August 27, 2013
Recording No.: 201308270039

4. Assessments, if any, levied by City of Mount Vernon.
5. City, county or local improvement district assessments, if any.