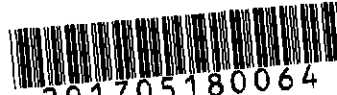


When recorded return to:  
Stanley Billings and Jenny Le  
1713 South 30th Street  
Mount Vernon, WA 98274



Skagit County Auditor \$77.00  
5/18/2017 Page 1 of 5 3:12PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
**620030523**

Escrow No.: 620030523

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Dan Archuleta and Melanie Archuleta, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Stanley Billings and Jenny Le, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 6, LITTLE MOUNTAIN ADDITION NO. 2, according to the plat thereof, recorded in Volume 15  
of Plats, page 81 through 83, records of Skagit County, Washington.

Situated in Skagit County, Washington.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20172168  
MAY 18 2017

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

Tax Parcel Number(s): P102978 / 4601-000-006-0005

Amount Paid \$ 5522.11  
Skagit Co. Treasurer  
By *[Signature]* Deputy

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 16, 2017

  
\_\_\_\_\_  
Dan Archuleta

  
\_\_\_\_\_  
Melanie Archuleta

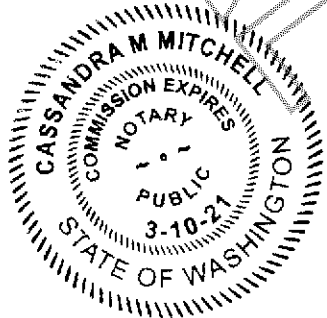
**STATUTORY WARRANTY DEED**  
(continued)

State of WA  
County of Skagit

I certify that I know or have satisfactory evidence that  
Dan Archuleta and Melanie Archuleta  
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: 5-16-17

Cassandra M Mitchell  
Name: Cassandra M Mitchell  
Notary Public in and for the State of WA  
Residing at: MT Vernon  
My appointment expires: 3-10-21



**EXHIBIT "A"**  
Exceptions

1. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to Public Utility District No. 1 of Skagit County, Puget Sound Power and Light Co., Inc., Cascade Natural Gas Corporation, Contel of the Northwest and T.C.I. Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior 7 feet of front boundary lines of all lots and tracts, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

2. Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills  
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads

3. Easement delineated on the face of said plat,

For: Utilities  
Affects: The exterior 7 feet of front boundary lines of all lots adjacent to and parallel with street

4. Private drainage easement contained on the face of said plat, as follows:

An easement for the purpose of conveying local storm water runoff is hereby granted in favor of all abutting lot owners in the areas designated as private drainage easements. The maintenance of private drainage easements established and granted herein shall be the responsibility of, the costs thereof shall be borne equally by, the present and future owners of the abutting property and their heirs, personal representatives, and assigns.

The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.

5. Restrictions contained on the face of said plat, as follows:

This property shall not at any time be used for retirement center or senior housing project, as cited in that certain deed of record as recorded December 8, 1989, under Auditor's File No. 8912080068, records of Skagit County, Washington.

## EXHIBIT "A"

### Exceptions (continued)

6. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant 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 law;  
Recorded: September 21, 1993  
Auditor's No(s): 9309210090, records of Skagit County, Washington  
Executed By: Alvin Rainbolt and Judy Rainbolt, husband and wife
7. Power of Attorney and Agreement Regarding Formation of Local Improvement District, including the terms and conditions thereof; entered into;  
By: Alvin Rainbolt and Judy Rainbolt, husband and wife  
And Between: City of Mt. Vernon  
Recorded: August 18, 1992  
Auditor's No.: 9208180004, records of Skagit County, Washington
8. Native Growth Protection area note on the face of Little Mountain Addition, according to the plat thereof recorded in Volume 15 of Plats, pages 1 through 5, records of Skagit County, Washington, as follows:  
  
No clearing, grading, or filling of any kind, building construction or placement, or road construction shall occur within any native growth protection area without first obtaining a permit from the Army Corps of Engineers, removal of trees by the owner shall be limited to those which are dead, diseased or hazardous.
9. Native Growth Protection area delineated on the face of above mentioned Little Mountain Addition.
10. Assessments, if any, levied by City of Mount Vernon.
11. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.