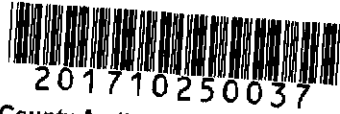


When recorded return to:
William Ellis and Jeanette Ellis
1981 Fraser Avenue
Mount Vernon, WA 98274



Skagit County Auditor
10/25/2017 Page 1 of 5 \$78.00
1:32PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

Escrow No.: 620032025

CHICAGO TITLE
U20032025

STATUTORY WARRANTY DEED

THE GRANTOR(S) Glenn J. Stuttgen and Mary Stuttgen, 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 William Ellis and Jeanette Ellis, husband and wife

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

Lot 3, "Plat of Big Fir South, P.U.D.", No. LU-06-089, recorded May 29, 2014, under Auditor's File No. 201405290037, record sof Skagit County, Washington.

Situate in Skagit County, Washington.

Tax Parcel Number(s): P131955 / 6019-000-000-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175030
OCT 25 2017

Amount Paid \$ 8193.00
Skagit Co. Treasurer
By *MOM* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 16, 2017

Glenn J. Stuttgen
Glenn J. Stuttgen
Mary Stuttgen
Mary Stuttgen

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Glenn J. Stuttgen and Mary Stuttgen 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: October 23, 2017

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

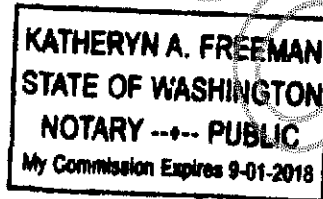


EXHIBIT "A"
Exceptions

1. 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 Big Fir South, P.U.D. #LU-06-089:

Recording No: 201405290037

2. Covenants, conditions, restrictions and easements 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: March 23, 2007
Recording No.: 200703230074

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 25, 2007 and May 29, 2014
Recording No.: 200707250054 and 201405290036

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Big Fir Community Association
Recording Date: March 23, 2007
Recording No.: 200703230074

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The City of Mount Vernon
Purpose: Drainage facilities
Recording Date: January 15, 1980
Recording No.: 8001150015

5. Terms and conditions contained in City of Mount Vernon Ordinance No. 3202;

Recording Date: June 28, 2004
Recording No.: 200406280217

EXHIBIT "A"

**Exceptions
(continued)**

6. Terms and conditions of various instruments of record, executed for Boundary Line Adjustment purposes (see instruments for full particulars);

Recording No.: 200511210248, 200511230106, 200512300211 and 200601260115

7. Covenants, conditions, restrictions and easements 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 15, 2007
Recording No.: 200702150078

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Blane, LLC, a Washington Limited Liability Company
Recording Date: May 16, 2012
Recording No.: 201205160074

9. Temporary Construction Easement and Agreement, including the terms, covenants and provisions thereof;

Recording Date: December 20, 2012
Recording No.: 201212200067

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: Utility systems for purposes of transmission, distribution and sale of electricity
Recording Date: August 26, 2013
Recording No.: 201308260192

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon
Purpose: See instrument
Recording Date: June 20, 2011
Recording No.: 201106200175

EXHIBIT "A"

Exceptions
(continued)

12. Covenants, conditions, restrictions and easements 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: May 29, 2014
Recording No.: 201405290037

13. Assessments, if any, levied by City of Mount Vernon.
14. Assessments, if any, levied by Big Fir Community Association.