

When recorded return to:
James J Diedesch and Tiffany A Diedesch
3813 E Broadway
Mount Vernon, WA 98274



Skagit County Auditor \$77.00
10/27/2017 Page 1 of 4 4:13PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020032451

Escrow No.: 620032451

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kirsten Mount, who acquired title as Kirsten Kost, a married person as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to James J Diedesch and Tiffany A Diedesch, husband and wife

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

Lot 32, "Plat of Park Ridge Division 1," as per plat recorded in Volume 15 of plats, pages 112 and 113, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): P104221/4611-000-032-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201710270175
OCT 27 2017

Amount Paid \$ 6324.00
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 23, 2017

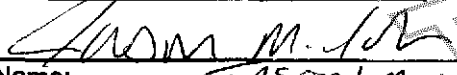


Kirsten Keest ^{Mount}

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kirsten ^{Mount} Keest is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 23, 2017



Name: JASON M. YORK
Notary Public in and for the State of Washington
Residing at: Ferndale WA
My appointment expires: 4/17/2020

JASON M YORK
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
04-17-2020

EXHIBIT "A"
Exceptions

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

Granted to: Public Utility District No. 1 of Skagit County
Purpose: Electric transmission and/or distribution line
Recording Date: October 21, 1983
Recording No.: 8310210018

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

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: September 17, 1992
Recording No.: 9209170092

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

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: September 20, 1993
Recording No.: 9309200095

4. 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: August 31, 1994
Recording No.: 9408310034

Note: Said instrument is a re-recording of Auditor's File No. 9310220090, records of Skagit County, Washington.

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 31, 1994
Recording No.: 9408310035

5. 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:

EXHIBIT "A"

Exceptions
(continued)

Imposed by: Summer Ridge Owners' Association
Recording Date: August 31, 1994
Recording No.: 9408310034 (re-record of 9310220090)

6. Agreement including the terms, covenants and provisions thereof;

Regarding: Access and utilities
Executed by: Jeanne McNeil and T.H.S., Inc.
Recording Date: February 3, 1993
Recording No.: 9302030154

7. Agreement including the terms, covenants and provisions thereof;

Providing: Power of attorney and agreement regarding formation of local
improvement district
Executed by: City of Mount Vernon and T.H.S. Inc.
Recording Date: October 19, 1993
Recording No.: 9310190066

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

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

10. Assessments, if any, levied by Summer Ridge Owner's Association.