

When recorded return to:  
Erika Lund  
1315 North 14th Place  
Mount Vernon, WA 98273



**201806010094**

06/01/2018 03:43 PM Pages: 1 of 4 Fees: \$77.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620034552

**CHICAGO TITLE**  
**020034552**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Andrew R. Jacobs, an unmarried man as his 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 Erika Lund, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 11, KULSHAN RIDGE P.U.D., according to the plat thereof, recorded October 9, 2003, under  
Auditor's File No. 200310090064, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P120891 / 4824-000-011-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20182334  
JUN 01 2018

Amount Paid \$ 5362.80  
Skagit Co. Treasurer  
By *[Signature]* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: May 29, 2018

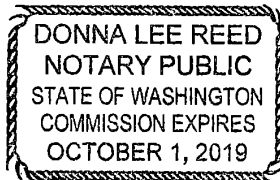
*Andrew R. Jacobs*  
Andrew R. Jacobs

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Andrew R. Jacobs  
Andrew R. Jacobs 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: 5/31/18

*Donna Lee Reed*  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Marysville, wa  
My appointment expires: 10/1/2019



**EXHIBIT "A"**  
Exceptions

1. Reservations contained in deed;  
Recorded: March 1, 1946  
Auditor's No.: 388909, records of Skagit County, Washington  
Executed By: Charles T. Swett and Beryl Swett, husband and wife
  
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 20, 1962  
Auditor's No(s): 626799, records of Skagit County, Washington  
In favor of: City of Mount Vernon, Washington, a municipal corporation of Skagit County, State of Washington  
For: The right to lay, maintain, operate, relay and remove at any time a sewer pipe or line, for the transportation of sewage, and if necessary to erect, maintain, operate and remove said line, with right of ingress and egress to and from the same, on, over and through a tract of land (subject property)  
Affects: The South 10 feet of the East 210 feet
  
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 4, 1996  
Auditor's No(s): 9603040076, records of Skagit County, Washington  
In favor of: City of Mount Vernon, Washington  
For: City of construct, or cause to be constructed, maintain, replace, reconstruct, and remove storm sewer and drainage facilities, with all appurtenances incident thereto  
Affects: Portion of subject property
  
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 21, 2003  
Auditor's No(s): 200301210215, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc., a Washington corporation  
For: Utility systems for purposes of transmission, distribution and sale of gas and electricity  
Affects: Portion of subject property
  
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 KULSHAN RIDGE P.U.D.:  
  
Recording No: 200310090064, records of Skagit County, Wa

**EXHIBIT "A"**Exceptions  
(continued)

6. 12. 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
7. 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: October 9, 2003  
Auditor's No(s): 200310090065, records of Skagit County, Washington  
Executed By: Martin Loberg
- AMENDED by instrument(s):  
Recorded: October 31, 2003, December 8, 2003, and January 17, 2006  
Auditor's No(s): 200310310181, 200312080151 and 200601170153, records of Skagit County, Washington
8. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: May 28, 2004  
Auditor's No(s): 200405280192, records of Skagit County, Washington  
In favor of: D.B. Johnson Construction, Inc.  
For: Access, ingress and egress
9. City, county or local improvement district assessments, if any.
10. Liability to future assessments, if any, levied by City of Mount Vernon.
11. Dues, charges and assessments, if any, levied by Kulshan Ridge P.U.D. Homeowners Association.