

When recorded return to:

Tyler D Tobler  
904 Garfield Street  
Mount Vernon, WA 98273



201806220070

06/22/2018 01:47 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

Filed for Record at Request of  
Curtis, Casteel & Palmer, PLLC  
Escrow Number: C1800579JB

CHICAGO TITLE CO.  
620034821

Statutory Warranty Deed

THE GRANTORS Shane M. Snyder and Ronda L. Snyder, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Tyler D. Tobler, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot: 8 MOUNT VERNON BINDING SITE PLAN MV-2-93

Tax Parcel Number(s): P104169 / 340419-0-069-1201

Lot 8, City of Mount Vernon Binding Site Plan No. MV2-93 B.S.P., entitled WESTFIELD PLACE, approved December 14, 1993, and recorded December 15, 1993, in Volume 11 of Short Plats, page 32 and 33, under Auditor's File No. 9312150018, records of Skagit County, Washington; being a portion of Government Lot 13, of Section 19, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

Subject to: Covenants, conditions and restrictions of record, as attached hereto and made a part hereof by Exhibit "A"

Dated June 12, 2018

Shane M. Snyder

Ronda L. Snyder

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 2716  
JUN 22 2018

STATE OF Washington )  
COUNTY OF SKAGIT ) SS:

Amount Paid \$4,906.<sup>00</sup>  
Skagit Co. Treasurer  
Man Deputy

I certify that I know or have satisfactory evidence that Shane M. Snyder and Ronda L. Snyder

are the persons who appeared before me, and said persons acknowledged that they  
signed this instrument and acknowledge it to be their free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: June 20, 2018

Notary Public in and for the State of Washington  
Residing at Laik Street  
My appointment expires: 1-15-2022



**EXHIBIT "A"**

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: August 31, 1993  
Auditor's No.: 9308310085, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company, a Washington corporation  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way

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 CITY OF MOUNT VERNON BINDING SITE PLAN NO. MV2-93, B.S.P.:

Recording No: 9312150018

Covenants, conditions, restrictions, and easements 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: December 15, 1993  
Auditor's No(s): 9312150021, records of Skagit County, Washington  
Executed by: Gunnar Pedersen

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

Granted to: City of Mount Vernon, a Municipal Corporation  
Purpose: Sewer  
Recording Date: September 6, 1973  
Recording No.: 790457

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

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