

When recorded return to:  
Derek Pharr and Michelle DeMey  
324 NE 88th St  
Seattle, WA 98115



**201807130095**

07/13/2018 02:41 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

701 5th Avenue, Suite 2700  
Seattle, WA 98104

Escrow No.: 0127849-OC

CHICAGO TITLE CO.  
**620035047**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Fevzi F. Kortan and Meridee G. Kortan, 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 Derek Pharr and Michelle DeMey, a married couple

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

Lot 5, PLAT OF WILDERNESS VILLAGE DIV NO. 1, according to the Plat thereof recorded in  
Volume 10 of Plats, Page 48, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P78188 / 4208-000-005-0007

Subject to:

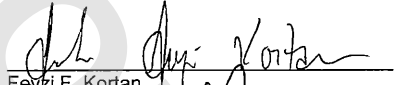

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20183063  
JUL 13 2018

Amount Paid \$ 6573.20  
Skagit Co. Treasurer  
By *Nem* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 9, 2018

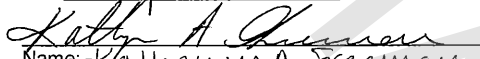
  
Fevzi F. Kortan  
  
Meridee G. Kortan

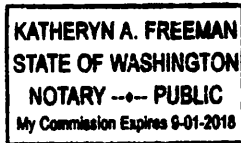
State of WASHINGTON

County of Skagit

I certify that I know or have satisfactory evidence that Fevzi F. Kortan and Meridee G. Kortan 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: July 10, 2018

  
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

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. Easement, including the terms and conditions thereof, reserved by instrument;  
Recorded: November 5, 1935  
Auditor's No.: 273805, records of Skagit County, Washington  
In favor of: The Sound Timber Company, an Iowa corporation  
For: 30 foot road right-of-way  
Affects: Government Lot 10 of Section 8, Township 35 North, Range 8 East of the Willamette Meridian (being a portion of the underlying legal description of said plat)
  
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 30, 1973  
Auditor's No(s): 793933, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
  
3. 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 PLAT OF WILDERNESS VILLAGE DIV. NO. 1:  
  
Recording No: 788213
  
4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;  
Recorded: July 20, 1973  
Auditor's No(s): 788214, records of Skagit County, Washington  
Executed By: Valleys West, a Limited Partnership, et al  
  
AMENDED by instrument(s):  
Recorded: September 7, 2004, May 5, 2005 and July 23, 2007  
Auditor's No(s): 200409070165, 200505050063 and 200707230123 records of Skagit County, Washington
  
5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: July 20, 1973  
Auditor's No(s): 788214, records of Skagit County, Washington  
Imposed By: Valleys West, a Limited Partnership, et al
  
6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
  
7. City, county or local improvement district assessments, if any.
  
8. Assessments, if any, levied by Skagit County Public Utility District No. 1.
  
9. Assessments, if any, levied by Wilderness Village Community Association.