

When recorded return to:
Carol R. Hundahl and Donald E. Hundahl
3810 Ridge Court
Mount Vernon, WA 98274



201808200128

08/20/2018 11:39 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034811

CHICAGO TITLE
620034811

STATUTORY WARRANTY DEED

THE GRANTOR(S) John S. Erdeli and Jean M. Erdeli, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Carol R. Hundahl and Donald E. Hundahl, a married couple

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

Lot 5, PARK RIDGE DIVISION II, according to the plat thereof, recorded in Volume 15 of Plats, pages 187 and 188, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P105886 / 4634-000-005-0004

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20183659
AUG 20 2018

Amount Paid \$10,774.00
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 13, 2018

John S. Erdeli
John S. Erdeli
Jean M. Erdeli
Jean M. Erdeli

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that John S. Erdeli and Jean M. Erdeli 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: August 16, 2018

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 10-27-2018

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;
Purpose: All necessary slopes for cuts and fills
Affects: Any portions of said Land which abut upon streets, avenues, alleys, and roads

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 17, 1992
Auditor's No.: 9209170092, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A strip of land 10 feet in width across all lots in said plat. Said strip being parallel with and coincident with all streets in said plat

3. 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 Park Ridge Division II:

Recording No: 199408110044

4. Agreement, including the terms and conditions thereof; entered into;
By: Jeanne McNeil
And Between: T.H.S., Inc.
Recorded: February 3, 1993
Auditor's No.: 9302030154, records of Skagit County, Washington
Providing: Access and utilities

5. Agreement, including the terms and conditions thereof; entered into;
By: City of Mount Vernon, a municipal corporation
And Between: T.H.S., Inc.
Recorded: October 19, 1993
Auditor's No.: 9310190066, records of Skagit County, Washington
Providing: Power of attorney and agreement regarding information of local improvement district

6. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

EXHIBIT "A"Exceptions
(continued)

Recorded: August 31, 1994
 Auditor's No(s): 9408310034, records of Skagit County, Washington
 Executed By: THS, Inc., a Washington corporation

Said instrument is a re-recording of instrument (s);
 Recorded: October 22, 1993
 Auditor's File No(s): 9310220090, records of Skagit County, Washington

AMENDED by instrument(s):
 Recorded: August 31, 1994
 Auditor's No(s): 9408310035, records of Skagit County, Washington

7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: August 31, 1994
 Auditor's No(s): 9408310034, records of Skagit County, Washington
 Imposed By: The Summer Ridge Owners' Association

Said instrument is a re-recording of instrument (s);
 Recorded: December 22, 1993
 Auditor's File No(s): 9312220090, records of Skagit County, Washington

8. 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 Plat of PARK RIDGE DIV II:

Recording No: 9408110044

9. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

EXHIBIT "A"

Exceptions
(continued)

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

10. City, county or local improvement district assessments, if any.
11. Liability to future assessments, if any, levied by City of Mount Vernon.
12. Dues, charges and assessments, if any, levied by Summer Ridge Owners Association.