



**201809280029**

09/28/2018 09:08 AM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

When recorded return to:  
John A. Nelson and Deanne L. Nelson  
545 Sherwood Ave  
Satellite Beach, FL 32937

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620035950

**CHICAGO TITLE**  
**620035950**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Debra D. Welton, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to John A. Nelson and Deanne L. Nelson, husband and wife, as joint tenants

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

Lot 6, PLAT OF CENTENNIAL GROVE, according to the plat thereof, recorded in Volume 15 of Plats, page 26, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P100821 / 4579-000-006-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20184305  
SEP 28 2018

Amount Paid \$ 6947.<sup>00</sup>  
Skagit Co. Treasurer  
By *man* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 24, 2018

  
\_\_\_\_\_  
Debra D. Welton

State of \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_

I certify that I know or have satisfactory evidence that

\_\_\_\_\_ 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: \_\_\_\_\_

*see attached*  
\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

### ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Diego )

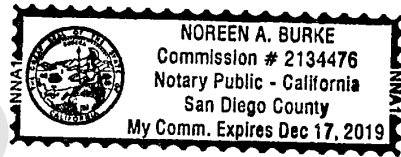
On September 25, 2018 before me, Noreen A Burke, Notary Public  
(insert name and title of the officer)

personally appeared Debra D Welton,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Noreen A Burke (Seal)



**EXHIBIT "A"**  
Exceptions

1. 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 CENTENNIAL GROVE:

Recording No: 9202130034

2. Easement, including the terms and conditions thereof, reserved by instrument;  
Recorded: November 30, 1987  
Auditor's No.: 8711300028, records of Skagit County, Washington  
For: Ingress, egress and utilities

The exact location and extent of said easement is not disclosed of record.

NOTE: We note an instrument purporting to release said easement recorded March 26, 1998, under Auditor's File No. 9803260038, records of Skagit County, Washington.

3. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: October 23, 1991  
Auditor's No.: 9110230047, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company, a Washington corporation  
For: Electric transmission and/or distribution line, together with necessary appurtenances

4. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, 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;  
Recorded: April 13, 1973  
Auditor's No.: 783493, records of Skagit County, Washington  
Executed By: Skagit Country Estates, a partnership

This Company is unable to determine the effect, if any, of said restrictions on said premises. AT the time the restrictive covenants were recorded, the declarants held no record interest in said premises and have since acquired none.

5. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, 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;  
Recorded: February 13, 1992

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

Auditor's No.: 9202130035, records of Skagit County, Washington  
Executed By: Michael Gandy and Julie Gandy, husband and wife; and Kirk Campbell  
and Lale Campbell, husband and wife

6. 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.

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."

7. Assessments, if any, levied by City of Mount Vernon.
8. City, county or local improvement district assessments, if any.