



201904290124

04/29/2019 03:48 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

When recorded return to:
Matthew Lefebvre
1816 North 30th Street
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020037379

Escrow No.: 620037379

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael R. Ray and Christine M. Ray, 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 Matthew Lefebvre. an unmarried person

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

Lot 26, PLAT OF TJ TOWNHOUSES, according to the plat thereof recorded November 30, 2000,
under Auditor's File No. 200011300053, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P117613 / 4769-000-026-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20191554
APR 29 2019

Amount Paid \$4,366.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 19, 2019

Michael R. Ray
Michael R. Ray

Christine M. Ray
Christine M. Ray

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Michael R. Ray and Christine M. Ray 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: April 29, 2019

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish Co
My appointment expires: 9-01-2022

Notary Public
State of Washington
Kathryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 22, 1977
Auditor's No(s): 861138, records of Skagit County, Washington
In favor of: Continental Telephone Company

2. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Auditor's No.: 67757, records of Skagit County, Washington
Executed By: State of Washington

3. 10 foot by 10 foot easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 5, 1985
Auditor's No(s): 8511050076, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 2, 1986
Auditor's No(s): 8607020048, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

5. Terms, conditions, and restrictions of that instrument entitled Mount Vernon Land Use Ordinance 2394-A;
Recorded: September 13, 1990
Auditor's No(s): 9009130055, records of Skagit County, Washington

6. Terms, conditions, and restrictions of that instrument entitled Mount Vernon Land Use Ordinance No. 2934;
Recorded: March 2, 1999
Auditor's No(s): 9903020122, records of Skagit County, Washington

EXHIBIT "A"Exceptions
(continued)

7. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: January 27, 2000
 Auditor's No(s): 200001270030, records of Skagit County, Washington
 In favor of: Public Utility District No. 1 of Skagit County
8. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: September 12, 2000
 Auditor's No(s): 200009120116, records of Skagit County, Washington
 In favor of: Puget Sound Energy, Inc.
 For: Electric transmission and/or distribution line, together with necessary appurtenances
9. 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: September 12, 2000
 Auditor's No(s): 200009120118, records of Skagit County, Washington
- AMENDED by instrument(s):
 Recorded: March 27, 2001 and July 31, 2003
 Auditor's No(s): 200103270101 and 200307310168, records of Skagit County, Washington
10. 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 TJ TOWNHOUSES:**
 Recording No: 200011300053
11. Terms, conditions, and restrictions of that instrument entitled Notice;
 Recorded: April 25, 2002
 Auditor's No(s): 200204250057, records of Skagit County, Washington
12. 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

EXHIBIT "A"Exceptions
(continued)

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: October 30, 2001

Auditor's No(s): 200110300103, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: May 8, 2003

Auditor's No(s): 200305080235, records of Skagit County, Washington

13. Easement, including the terms and conditions thereof, created by instrument(s);

Recorded: October 16, 2003

Auditor's No(s): 200310160116, records of Skagit County, Washington

In favor of: The Great American Dream dba Landmark Building & Development

For: Drainage

14. 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."

15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by City of Mount Vernon.
17. Assessments, if any, levied by Eastwind Homeowner's Association.