



201907260039

07/26/2019 11:27 AM Pages: 1 of 4 Fees: \$104.50
Skagit County Auditor

When recorded return to:
Eric L Hunt and Kaylee Hunt,
1216 North 12th Place
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20193123
JUL 26 2019

Amount Paid \$ 5451.80
Skagit Co. Treasurer
By *BJ* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500086671

CHICAGO TITLE
500086671

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian McKeon, as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Eric L Hunt and Kaylee Hunt, husband and wife

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

LOT 24, KULSHAN RIDGE P. U. D., AS PER PLAT RECORDED ON OCTOBER 9, 2003, UNDER
AUDITOR'S FILE NO. 200310090064, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P120904

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 19, 2019

Brian McKeon
Brian McKeon

State of Virginia
City of Norfolk.

I certify that I know or have satisfactory evidence that
Brian McKeon
_____ 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: 22 July 2019

Debbie L Close
Name: Debbie L Close
Notary Public in and for the State of Virginia
Residing at: _____
My appointment expires: 31 May 2023



EXHIBIT "A"
Exceptions

1. Reservations as contained in Deed and the terms and conditions thereof:
 Executed By: Charles T. Swett and Beryl Swett, husband and wife
 Recording Date: March 1, 1946
 Recording No.: 388909

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: City of Mount Vernon, Washington, a municipal corporation of Skagit County
 Purpose: sewage
 Recording Date: September 20, 1962
 Recording No.: 626799
 Affects: South 10 feet of the East 210 feet

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Puget Sound Energy, Inc., a Washington corporation
 Purpose: utility systems for the transmission, distribution and sale of gas and electricity
 Recording Date: January 21, 2003
 Recording No.: 200301210215
 Affects: portion of said premises

4. 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 Kulshan Ridge P.U.D.:
 Recording No: 200310090064

5. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document
 Recording Date: October 9, 2003
 Recording No.: 200310090065

EXHIBIT "A"Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 31, 2003
Recording No.: 200310310181

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 8, 2003
Recording No.: 200312080151

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 17, 2006
Recording No.: 200601170153

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Mount Vernon.