

When recorded return to:
Michael Robert Neilson and Amy Marie Neilson
426 South 38th Place
Mount Vernon, WA 98274



201205170080
Skagit County Auditor

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Recorded at the request of:

File Number: 103384

Statutory Warranty Deed

103384
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Michael W. Smyth and Carol A. Smyth, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael Neilson and Amy M. Neilson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 2, "PARK RIDGE, DIVISION II"

Tax Parcel Number(s): P105882, 4634-000-002-0001

Lot 2, "PARK RIDGE, DIVISION II", as per plat recorded in Volume 15 of Plats, Pages 187 and 188, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 5-16-12

Michael W. Smyth

Carol A. Smyth

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012/4/12
MAY 17 2012

Amount Paid \$ 5434.00
Skagit Co. Treasurer
By MAM Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Michael W. Smyth and Carol A. Smyth, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5-11-12

Printed Name: Katie Hickok
Notary Public in and for the State of
Residing at Mt Vernon
My appointment expires: 1/07/2015

Washington

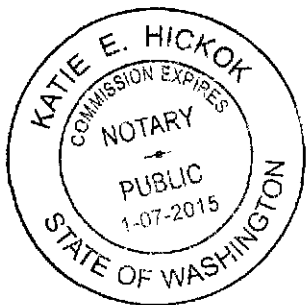


Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: September 10, 1992
Recorded: September 17, 1992
Auditor's No.: 9209170092
Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Area Affected:

Easement No. 1: All streets and road right-of-ways as now or hereafter designated, platted, and/or constructed within above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right-of-ways.

B. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a municipal corporation
And: THS, Inc.
Dated: September 10, 1993
Recorded: October 19, 1993
Auditor's No.: 9310190066
Regarding: Power of Attorney and Agreement regarding formation of Local Improvement District

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: August 31, 1994
Auditor's No.: 9408310034
Executed by: THS, Inc., a Washington corporation

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9310220090.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY INSTRUMENT:

Recorded: August 31, 1994
Auditor's No.: 9408310035

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING
PLAT/SUBDIVISION:

Plat/Subdivision Name: Park Ridge Division II
Recorded: August 11, 1994
Auditor's No: 9408110044

E. Any tax, fee, assessments or charges as may be levied by Summer Ridge Homeowners
Association.

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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