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201210120071
Skagit County Auditor

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WHEN RECORDED RETURN TO
JOEL DANIEL MOORE
2124 SOUTH 15TH STREET
MOUNT VERNON, WASHINGTON 98274

CHICAGO TITLE
620016678



CHICAGO TITLE COMPANY

5128141

STATUTORY WARRANTY DEED

THE GRANTOR(S)
JEFF LEER, A MARRIED MAN, AS HIS SEPARATE ESTATE

for and in consideration of
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to
JOEL DANIEL MOORE AND CHRISTINE JANELL MOORE, HUSBAND AND WIFE

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

LOT 8, PLAT OF BLACKBURN RIDGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16 OF PLATS,
PAGES 206 THROUGH 208, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Washington.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A
PART HEREOF AS IF FULLY INCORPORATED HEREIN.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012 3236

OCT 12 2012

Amount Paid \$ 3920.11
Skagit Co. Treasurer
By *mlm* Deputy

Abbreviated Legal: LOT(S): LOT 8 BLACKBURN RIDGE

Tax Account Number(s): P113157/4708-000-008-0000

Dated: OCTOBER 8, 2012

JEFF LEER *Jeff Leer*

STATE OF WASHINGTON
COUNTY OF SKAGIT

SS

ON THIS 11th DAY OF OCT., 2012 BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED

JEFF LEE R KNOWN TO ME TO BE THE INDIVIDUAL(S)
DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED
THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY
ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

Judith Anne Williams
NOTARY SIGNATURE

PRINTED NAME: JUDITH ANNE WILLIAMS
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT STANWOOD
MY COMMISSION EXPIRES ON 10/29/14.



NOTARY/RDA/092100



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CHICAGO TITLE COMPANY

Escrow No.: 5128141

EXHIBIT A

SUBJECT TO:

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 20, 1975
Auditor's No(s): 826431, records of Skagit County, Washington
Affects: The West 20 feet of the East 120 feet of the North 600 feet of said plat

Easement, including the terms and conditions thereof, granted by instrument;
Recorded: November 15, 1977
Auditor's No.: 868658, 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 right-of-way 10 feet in width having 5 feet of such width on each side of a centerline within said plat

Agreement, including the terms and conditions thereof, entered into;
By: Mount Vernon City Engineer
And Between: Keith and Regina Ash
Recorded: June 1, 1981
Auditor's No.: 8106010035, records of Skagit County, Washington

Standard Participation Contract, including the terms and conditions thereof;
Between: City of Mount Vernon, a municipal corporation
And: Keith and Regina Ash, husband and wife
Dated: September 16, 1981
Recorded: September 23, 1981
Auditor's No.: 8109230024, records of Skagit County, Washington
Providing: Right to connect subject property to city sewer

Terms and conditions of that City of Mount Vernon Ordinance;
Recorded: September 30, 1993
Auditor's No.: 9309300144, records of Skagit County, Washington
Ordinance No.: 2557

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 BLACKBURN RIDGE:

Recording No: 9801300134

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: January 29, 1998
Auditor's No.: 9801290061, records of Skagit County, Washington
Executed By: Dean Holt and Gunnar Pedersen

AMENDED by instrument(s):
Recorded: October 11, 2000
Auditor's No(s): 200010110006, records of Skagit County, Washington

EXHIBIT/RDA/0999



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