



201302280155
Skagit County Auditor

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When recorded return to:
Erik C. Sellers and Regina Sellers
1014 S. 38th Place
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620017704

CHICAGO TITLE
620017704

STATUTORY WARRANTY DEED

THE GRANTOR(S) *Matthew Mackay and Brook Mackay, 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 Erik C. Sellers and Regina Sellers, husband and wife

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

Lot 12, PLAT OF PARK RIDGE DIVISION NO. 1, according to the plat thereof recorded in Volume
15 of Plats, pages 112 and 113, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): 4611-000-012-0001 / P104192

Subject to:

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

Dated: February 26, 2013

Matthew Mackay
Matthew Mackay
Brook Mackay
Brook Mackay

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013 701
FEB 28 2013

Amount Paid \$ *5683.20*
Skagit Co. Treasurer
By *mem* Deputy

ACKNOWLEDGMENT *Warranty Deed*
Mackay / Sellers

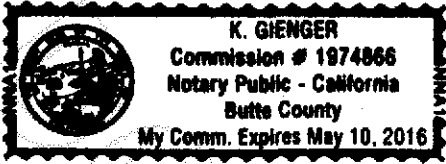
State of California
County of BUTTE

On February 24, 2013 before me, K. GIENGER, Notary Public
(here insert name and title of the officer)
personally appeared * MATTHEW MACKAY AND BROOK MACKAY *

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 *K. Gienger*
1974866
Comm. Exp. 5-10-16

(Seal)



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EXHIBIT "A"
Exceptions

1. 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 PARK RIDGE DIVISION 1:*

Recording No: 9310190065

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 17, 1992
Auditor's No(s): 9209170092, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 20, 1993
Auditor's No(s): 9309200095, 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. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: October 22, 1993 and August 31, 1994
Auditor's No.: 9310220090 and 9408310034, records of Skagit County, Washington
Imposed By: Summer Ridge Owners Association
5. 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: August 31, 1994
Auditor's No(s): 9408310034, records of Skagit County, Washington
Executed By: THS, Inc., a Washington corporation

Said instrument is a re-recording of instrument (s);

Recorded: October 22, 1993

Auditor's File No(s): 9310220090, records of Skagit County, Washington

AMENDED by instrument:

Recorded: August 31, 1994

Auditor's No.: 9408310035, records of Skagit County, Washington

Executed by: THS, Inc., a Washington corporation

6. Agreement, including the terms and conditions thereof, entered into;
By: Jeanne McNeil
And Between: T.H.S., Inc.
Recorded: February 3, 1993
Auditor's No.: 9302030154, records of Skagit County, Washington
Providing: Access and Utilities
7. Agreement, including the terms and conditions thereof, entered into;
By: City of Mount Vernon, a Municipal Corporation
And Between: T.H.S. Inc.
Recorded: September 10, 1993
Auditor's No.: 9310190066, records of Skagit County, Washington
Providing: Power of Attorney and Agreement regarding Formation of Local Improvement District



EXHIBIT "A"
Exceptions

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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