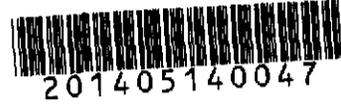


AFTER RECORDING MAIL TO:  
Mr. Anthony Sean Decker, Mr. and Mrs. Daniel D. Decker  
4908 Monte Vista Pl  
Mount Vernon, WA 98273



Skagit County Auditor  
5/14/2014 Page 1 of 3 2:08PM \$74.00

Filed for Record at Request of  
Hecker Wakefield & Feilberg, P.S.  
Escrow Number: 2013275RH

141356-0

### Statutory Warranty Deed

Assessor's Tax Parcel Number(s): 3956-000-011-0104

LAND TITLE OF SKAGIT COUNTY

THE GRANTOR <sup>P67495</sup> Kenneth V. Roberts, an unmarried individual for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Anthony Sean Decker, an unmarried ~~individual~~ and Daniel D. Decker and Charlotte S. Decker, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

\*\*person, \*\* ~~DD~~ ~~AD~~ ~~CD~~

PARCEL "A": All of Tract 2 and that portion of Tract 4, City of Mount Vernon Short Plat No. MV 7-76, approved January 23, 1976, and recorded in Volume 1 of Short Plats, page 104, under Auditor's File No. 829862, records of Skagit County, Washington, being a portion of Lots 11 and 12, Monte Vista Terrace Addition to Skagit County, Washington, according to the plat recorded in Volume 8 of Plats, pages 20 and 21, records of Skagit County, Washington, described as follows:

Beginning at the most Southerly corner of Tract 2 of said Short Plat No. MV-7-76; thence North 56°49'55 East along the Southeasterly line of said Tract 2, 194.82 feet to the most Easterly corner of said Tract 2; thence South 00°21'31" West along the Easterly line of said Tract 4, 51.5 feet to a point; thence in a Southwesterly direction in a straight line to the point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "B": An easement for ingress, egress, and utilities over that portion of Tracts 3 and 4 City of Mount Vernon Short Plat No. MV-7-76, approved January 23, 1976, and recorded in Volume 1 of Short Plats, page 104, under Auditor's File No. 829862, records of Skagit County, Washington; being a portion of Lots 11 and 12, Monte Vista Terrace Addition to Skagit County, Washington, described as follows:

Beginning at the most Westerly corner of Lot 2 of City of Mount Vernon Short Plat No. MV-7-76, as recorded in Volume 1 of Short Plats, page 104, under Auditor's File No. 829862, records of Skagit County, Washington; thence Southeasterly along the Southwest line of said Lot 2 to a point 70 feet Southeasterly of said most Westerly corner; thence Southwesterly to a point on the Northeast line of Lot 1 of said Short Plat that is 70 feet Southeasterly of the Northeast corner of said Lot 1; thence Northwesterly along the Northeast line of said Lot 1 to the Northeast corner thereof; thence Northeasterly along the Northerly lines of Lots 3 and 4 of said Short Plat to the point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

SUBJECT TO EXHIBIT "A" ATTACHED.

Dated APRIL 22, 2014  
Kenneth V. Roberts  
Kenneth V. Roberts

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20141626  
MAY 14 2014

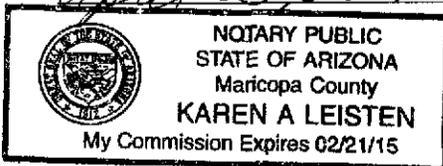
STATE OF Arizona }  
COUNTY OF Maricopa } SS:

Amount Paid \$ 3,743.<sup>00</sup>  
Skagit Co. Treasurer  
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Kenneth V. Roberts

is are the person(s) 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.

Dated: April 23, 2014



[Signature]  
Notary Signature  
Notary Public in and for the State of Arizona  
Residing at 13940 W. Meeker Blvd Suite 500  
My appointment expires: 02/21/2015 85375

## EXHIBIT A

GRANTEE HEREIN IS PROHIBITED FROM CONVEYING THIS PROPERTY FOR ANY SALES PRICE FOR A PERIOD OF 30 DAYS FROM THE RECORDING DATE OF THIS DEED. AFTER THIS 30 DAY PERIOD, GRANTEE IS FURTHER PROHIBITED FROM CONVEYING THE PROPERTY FOR A SALES PRICE GREATER THAN \$252,000.00 UNTIL 90DAYS FROM THE RECORDING DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO THE GRANTEE.

A. Mineral rights as reserved by W.M. Lindsey and Emma J. Lindsey, Husband and Wife, by Deed recorded September 25, 1900, in Volume 41 of Deeds, page 291, records of Skagit County, Washington. Said mineral rights are now vested in Skagit County.

B. RESTRICTIONS IMPOSED BY AN INSTRUMENT, AS HERETO ATTACHED:

Dated: August 24, 1961  
Recorded: August 25, 1961  
Auditor's No.: 611564, in Volume 318 of Deeds, page 318

C. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: June 23, 1977  
Recorded: July 6, 1977  
Auditor's No.: 859940  
Executed By: Property owners of Monte Vista Terrace Addition

D. The face of the Short Plat sets forth the following:

Water Supply - Water of sufficient quantity and quality will be available to this tract of land from Public Utility District No. 1;

Sewage Disposal - Sewer Service will be available to this tract by Local Improvement District No. 229;

E. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Transmission line  
In Favor Of: Puget Sound Power & Light Co  
Recorded: May 5, 1964  
Auditor's No.: 650101  
Affects: A strip of land the exact width and location of which is not disclosed on the record, being described as staked and as constructed.

F. EASEMENT FOR UNDERGROUND ELECTRIC SYSTEM, TELEPHONE CABLE AND TELEVISION CABLE, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJOINING PROPERTY AND INCLUDING COVENANTS AGAINST BLASTING WITHOUT NOTICE:

Granted To: Puget Sound Power & Light Company, Continental Telephone of the Northwest and National Cablevision, Inc.  
Dated: December 23, 1977  
Recorded: January 19, 1978  
Auditor's No.: 872238  
Affects: 7 foot strip parallel and adjacent to the road frontage



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Skagit County Auditor

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3

\$74.00

2:08PM

EXHIBIT A

G. CONDITIONS CONTAINED IN EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Recorded: September 21, 1995  
Auditor's Nos.: 9509210055 and 9509210056  
As Follows:

"Underground electric, telephone and TV cable systems; sewer and water service connections, natural gas piping, ingress and egress only, no parking or other uses express or implied. The above described area shall be maintained mutually by the owners of dwellings located on Lots 1, 2, 3 and 4."

H. MATTERS DISCLOSED BY RECORD OF SURVEY:

Prepared By: LeGro & Associates  
Recorded: December 12, 2005  
Auditor's File No.: 200512120198

*DS / AP*  
*ed*



201405140047