

When recorded return to:
Kevin G. Lisser
3519 Seneca Drive
Mount Vernon, WA 98273



201405150034

Skagit County Auditor
5/15/2014 Page

\$75.00
1 of 4 11:30AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620021261

CHICAGO TITLE
620021261

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark McGrath and Denise McGrath, 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 Kevin G. Lisser, an unmarried person

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

Tract 32, "Plat of Park Meadows", according to the plat thereof, recorded in Volume 16 of Plats,
Pages 82 through 84, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P108336, 4666-000-032-0000

Subject to:

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

Dated: 5/13/14

Mark McGrath

Denise McGrath

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20141646
MAY 15 2014

Amount Paid \$4989.00
Skagit Co. Treasurer
By *mem* Deputy

STATUTORY WARRANTY DEED

(continued)

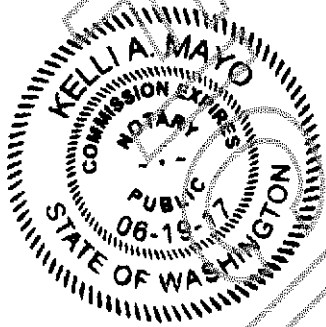
State of WA

County of Skagit

I certify that I know or have satisfactory evidence that

Mark McGrath + Denise McGrath
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 5/12/14



Kelli A. Mayo
Name: Kelli A. Mayo
Notary Public in and for the State of WA
Residing at: Sedro Woolley WA
My appointment expires: 6/19/17



201405150034

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 PLAT OF PARK MEADOWS.

Recording No. 9510130076

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 15, 1977
Auditor's No(s): 868655, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The North and the East 7 feet of Tract D of Short Plat No. MV-11-77
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 1, 1995
Auditor's No(s): 9502010065, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects:

EASEMENT NO. 1: All streets on road rights-of-way as now or hereafter designed, platted and/or constructed within the 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 7 feet in width across all lots, tracts, and spaces located within the above described property being parallel and coincident with the boundaries of all private/public street and road rights-of-way.

4. 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 CITY OF MOUNT VERNON SHORT PLAT NO. MV-2-80:

Recording No: 8001290022

5. Terms and conditions of that Power of Attorney and Agreement regarding formation of Local Improvement District;
Recorded: October 13, 1995
Auditor's No.: 9510130074, records of Skagit County, Washington
By: John N. Hocking
Between: City of Mount Vernon
6. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Auditor's No.: 92096, records of Skagit County, Washington
Executed By: The State of Washington
7. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant 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



201405150034

EXHIBIT "A"

Exceptions (continued)

or restriction is permitted by law;

Recorded: November 22, 1995

Auditor's No(s): 9511220120, records of Skagit County, Washington

Executed By: John N. Hocking, Sandi Hocking and John Lund

8. Assessments, if any, levied by City of Mount Vernon.
9. City, county or local improvement district assessments, if any.

Skagit County Right to Farm Ordinance

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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