

When recorded return to:

Kenneth Selph and Joyce Selph, a married couple
3413 Terra Lane
Mount Vernon, WA 98274



201406030028

Skagit County Auditor

\$75.00

6/3/2014 Page

1 of

4 11:17AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620021387

CHICAGO TITLE
6200 21387

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kirk Allen Anderson, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Kenneth Selph and Joyce Selph, a married couple

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

Lot 3, CITY OF MOUNT VERNON SHORT PLAT NO. MV-2-97, approved January 28, 1998 and recorded January 29, 1998, in Volume 13 of Short Plats in page 91, under Auditor's File No. 9801290010, records of Skagit County, Washington; being a portion of the Southeast Quarter of Section 21, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P116303 / 340421-4-018-0300

Subject to:

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

Dated: 5/30/2014

Kirk Allen Anderson

Erma Anderson, Non Vested Spouse

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014 1908

JUN 03 2014

Amount Paid \$ 3,725.20

Skagit Co. Treasurer

By Deputy

STATUTORY WARRANTY DEED

(continued)

State of WA

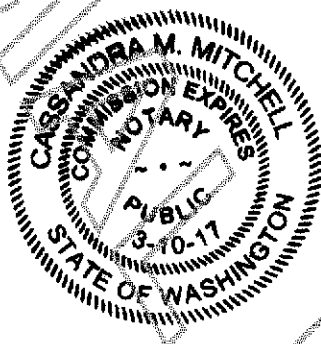
County of Skagit

I certify that I know or have satisfactory evidence that

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

Dated: 5-30-14

Cassandra M. Mitchell
Name: Cassandra M Mitchell
Notary Public in and for the State of WA
Residing at: MT Vernon, WA
My appointment expires: 3-10-17



201406030028

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: April 1, 1955
Auditor's No(s): 515497, records of Skagit County, Washington
For: Water Line
Affects: A 20 foot strip across said premises
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 24, 1970 and August 30, 1967
Auditor's No(s): 741531 and 703837, records of Skagit County, Washington
For: Ingress and egress for roadway and utilities
Affects: North 60 feet of South 200 feet
3. 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-8-93:

Recording No: 9312090030
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-2-97:

Recording No: 9801290010
5. Exceptions and reservations as contained in instrument;
Recorded: April 17, 1902
Auditor's No.: 39602, records of Skagit County, Washington
Executed By: W. M. Lindsey and Emma A. Lindsey, his wife
As Follows: "EXCEPTING . . . all petroleum, gas, coal and other minerals
6. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 24, 2001
Auditor's No.: 200109240151, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For:
Right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use easement for one or more utility systems for purposes of transmission, distribution and sale of electricity; which may include but not limited to overhead and underground facilities
Affects:
All that portion of Tract 3 lying within the following described tract:

Beginning at a point on the East line of Tract 3, which point is 60 North of the South line of Tract 3, said point being the true point of beginning;
thence West along the North line of the South 60 feet a distance of 12 feet, more or less;
thence Northeasterly in a straight line to a point on the East line of Tract 3, which point is 40 feet, more or less, North of the true point of beginning;
thence South along the East line of Tract 3 to the true point of beginning.
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County
Purpose: Construction and maintenance of water, sewer, electrical and communication lines and/or other similar public service related facilities
Recording Date: November 12, 2013
Recording No.: 20131120086



EXHIBIT "A"

Exceptions
(continued)

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

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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