



201407300098

Skagit County Auditor

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\$75.00

WHEN RECORDED RETURN TO:

Name: Megan Marie Clancy and Ted William Anderson Jr.
Address: 4477 Karli Street
Mount Vernon, WA 98274

CHICAGO TITLE 620021823

Escrow Number: 670878

Filed for Record at Request of: Rainier Title, LLC

STATUTORY WARRANTY DEED

THE GRANTOR(S), Scott J. Davis and Amy M. Davis, husband and wife, for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Megan Marie Clancy and Ted William Anderson Jr., an unmarried woman, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington:

Subject to: See attached Exhibit A, which is made a part hereof by this reference.

Abbreviated Legal: Lot 4 Shamrock Place

Tax Parcel Number(s): P112948/4714-000-004-000

Dated: July 28, 2014

Scott J. Davis

Amy M. Davis

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20142728

JUL 30 2014

Amount Paid \$ 5078⁰⁰
By Skagit Co. Treasurer
M6 Deputy

STATE OF *Tennessee*
COUNTY OF *Blount*

SS.

I certify that I know or have satisfactory evidence that **Scott J. Davis and Amy M. Davis** ~~is~~ ^{are} the person(s) who appeared before me, and said person 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.

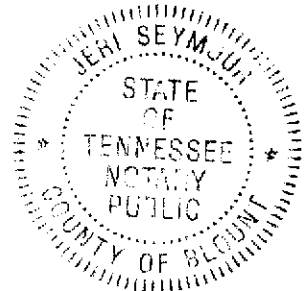
Dated: *July 29, 2014*

Name: *Jeri Seymour*

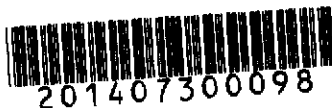
Notary Public in the State of *TN*

Residing in *Blount County*

My Commission Expires: *01/24/17*



LPB 10-05 (i-l)



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Exhibit A

Lot 4, PLAT OF SHAMROCK PLACE, according to the plat thereof, recorded in Volume 17 of Plats, pages 3 and 4, records of Skagit County, Washington.

Situated in Skagit County, Washington

Subject To:

SPECIAL EXCEPTIONS

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: October 21, 1918

Auditor's No.: 127970, 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

NOTE: Exact location and extent of easement is undisclosed of record.

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: May 21, 1973

Auditor's No.: 785337, records of Skagit County, Washington

In favor of: Russell Natter

For: Access and utilities

Affects: The Northern portion of said plat

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 SHAMROCK PLACE:

Recording No: 9804090051

Notes as disclosed on the face of Short Plat No. 32-88, as follows:

All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.

Short plat number and date of approval shall be included in all deeds and contracts.

Zoning – Residential.

Sewage Disposal – Individual septic system.

Water – P.U.D.



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Exhibit A

Terms and conditions of that Native Growth Protection Area Easement;
Recorded: April 9, 1998
Auditor's No.: 9804090050, records of Skagit County, Washington

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, 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: April 9, 1998
Auditor's No(s): 9804090052, records of Skagit County, Washington
Executed By: Colonel F. Betz and James N. Scott

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: April 9, 1998
Auditor's No(s): 9804090052, records of Skagit County, Washington
Imposed By: Colonel F. Betz and James N. Scott

A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$33,500.00
Dated: October 24, 2005
Trustor/Grantor: Scott J. Davis and Amy M. Davis, husband and wife
Trustee: First American Title Insurance Company
Beneficiary: JPMorgan Chase Bank, NA
Recording Date: November 10, 2005
Recording No.: 200511100141

The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.

An agreement recorded July 25, 2012 at 201207250066 which states that this instrument was subordinated to the document or interest described in the instrument

Recording Date: July 25, 2012
Recording No.: 201207250065

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