

When recorded return to:  
Raymond D. Avery and Kathleen R. Cook-Avery  
2011 South 19th Street  
Mount Vernon, WA 98274



201411070063

Skagit County Auditor \$74.00  
11/7/2014 Page 1 of 3 1:54PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620022484

CHICAGO TITLE  
620022484 STATUTORY WARRANTY DEED

THE GRANTOR(S) Anne A. Cone, an unmarried person, as her 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 Raymond D. Avery and Kathleen R. Cook-Avery, husband and wife

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

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

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

Lot(s): TRACT 3 MOUNT VERNON SHORT PLAT NO. MV-11-81

Tax Parcel Number(s): P28070 / 340429-0-002-0209

Subject to: Covenants, conditions, restrictions and easements of record more fully described in Chicago Title order 620022484, Schedule B, Special Exceptions, which are attached hereto and made a part here of as Exhibit "A".

Dated: October 28, 2014

Anne A. Cone  
Anne A. Cone

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

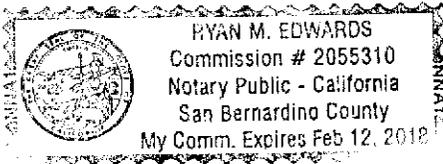
20144224  
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Amount Paid \$4,268.<sup>10</sup>  
Skagit Co. Treasurer  
By Nam Deputy

State of California  
County of San Bernardino

I certify that I know or have satisfactory evidence that Anne A. Cone 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: 10-29-2014



Name: \_\_\_\_\_  
Notary Public in and for the State of CA  
Residing at: San Bernardino County, CA  
My appointment expires: Feb 12, 2018

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P28070 / 340429-0-002-0209**

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**PARCEL A:**

Tract 3, MOUNT VERNON SHORT PLAT NO. MV-11-81, approved August 4, 1981, and recorded August 11, 1981, in Volume 5 of Short Plats, page 111, under Auditor's File No. 8108110049, records of Skagit County, Washington; being a portion of the Northeast Quarter of the Southeast Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

**PARCEL B:**

A non-exclusive easement for pedestrian and vehicular access and for utilities over, under and across the Easterly most 120 feet of Tract 2, MOUNT VERNON SHORT PLAT NO. MV-11-81, approved August 4, 1981, and recorded August 11, 1981, in Volume 5 of Short Plats, page 111, under Auditor's File No. 8108110049, records of Skagit County, Washington

Situated in Skagit County, Washington.



**EXHIBIT "B"**

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 MOUNT VERNON SHORT PLAT NO. MV-11-81:

Recording No: 8108110049

2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 10, 1990  
Auditor's No(s): 9008100091, 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: East 10 feet of said premises

3. Joint Access and Maintenance Agreement and Utility Easement and the terms and conditions thereof

Recording Date: May 10, 1991

Recording No.: 9105100089

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

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.



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