



201411190022

Skagit County Auditor

\$75.00

11/19/2014 Page

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4 11:32AM

When recorded return to:  
Carl Hausauer and Sara Hausauer  
3628 East Broadway Street  
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620022477

CHICAGO TITLE  
620022477

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) William H. McMoran, also shown of record as Bill McMoran, and Susan L. McMoran, 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 Carl Hausauer and Sara Hausauer, a married couple

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

Lot 9, "PLAT OF CANDLE RIDGE," according to the plat thereof, recorded in Volume 15 of Plats, Pages 110 and 111, records of Skagit County, Washington.

TOGETHER WITH a portion of the Southeast quarter of the Southeast quarter of Section 21, Township 34 North, Range 4 East of W.M., being more particularly described as follows:

Beginning at the Southwest corner of Lot 9 of the Plat of Candle Ridge approved on October 14, 1993 and recorded on October 19, 1993 under Auditor's File No. 9310190064, records of Skagit County, WA; thence South 1 degree 00'24" East along the Southerly projection of the West line of Lot 9 of said Plat of Candle Ridge, a distance of 165.00 feet to the North line of the Plat of Forest Estates approved on June 3, 1963, and recorded on August 5, 1963 in Volume 8 of Plats, at Pages 53 and 54, records of Skagit County, Washington; thence North 88 degrees 59'36" East along the North line of said Forest Estates a distance of 95.00 feet to a point on the Southerly projection of the East line of Lot 9 of said Candle Ridge; thence North 1 degree 00'24" West a distance of 165.00 feet to the Southeast corner of said Lot 9; thence South 88 degrees 59'36" West along the South line of said Lot 9 a distance of 95.00 feet to the point of beginning

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P104245 / 4610-000-009-0008, P121693 / ~~34021-0-044-0500~~ 340421

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20144369  
NOV 19 2014

Amount Paid \$6591.<sup>00</sup>  
Skagit Co. Treasurer  
By *Mam* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: November 17, 2014

William H. McMoran  
William H. McMoran

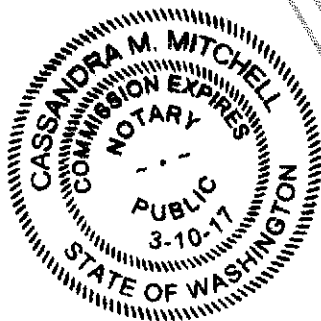
Susan L. McMoran  
Susan L. McMoran

State of WA  
County of Skagit

I certify that I know or have satisfactory evidence that  
William H. McMoran and Susan L. McMoran  
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: 11-18-14

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



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**EXHIBIT "A"**  
**Exceptions**

1. Exceptions and reservations as contained in instrument;  
Recorded: April 2, 1902  
Auditor's No.: Volume 44 of Deeds, page 499, records of Skagit County, Washington  
Executed By: W.M. Lindsey and Emma S. Lindsey, his wife  
As Follows: Excepting and reserving from this conveyance all petroleum, gas, coal, and other minerals with right of entry to take and remove the same
2. 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 CANDLE RIDGE**:  
  
Recording No: 9310190064
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line.  
Recording Date: September 17, 1992  
Recording No.: 9209170088
4. Agreement including the terms and conditions thereof;  
  
Executed by: T.H.S., Inc., and City of Mount Vernon  
Recording Date: October 19, 1993  
Recording No.: 9310190066  
Providing: Power of Attorney and formation of local improvement district
5. Exceptions and reservations as contained in deed;  
  
Recording Date: April 2, 1902  
Recorded In.: Volume 44 of Deeds, Page 499  
As follows: Excepting and reserving from this conveyance all petroleum, gas, coal and other minerals with right of entry to take and remove the same
6. Covenants, conditions, restrictions, assessments and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document  
  
Recording Date: August 31, 1994  
Recording No.: 9408310034  
  
Said instrument is a re-record of instrument recorded under Auditor's File No. 9310220090  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording Date: August 31, 1994  
Recording No.: 9408310035
7. Any rights, interests, or claims which may exist or arise by reason of the matters disclosed by survey,  
  
Recording Date: April 1, 2003  
Recording No.: 200304010105
8. Terms and conditions of Boundary Line Adjustment Statutory Warranty Deed  
  
Recording Date: June 4, 2004



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## EXHIBIT "A"

Exceptions  
(continued)

Recording No.: 200406040158

9. Assessments, if any, levied by City of Mount Vernon.
10. 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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