

When recorded return to:
Dennis G. Welch and Connie R. McCalley
3816 East Broadway
Mount Vernon, WA 98274



201411210177
Skagit County Auditor \$75.00
11/21/2014 Page 1 of 4 3:18PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON
425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620022486

CHICAGO TITLE
620022486

STATUTORY WARRANTY DEED

THE GRANTOR(S) David A. Baltz and Tacy J. Baltz, 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 Dennis G. Welch and Connie R. McCalley, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 21, PLAT OF PARK RIDGE DIVISION NO. 1, according to the plat thereof recorded in Volume
15 of Plats, pages 112 and 113, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P104202 / 4611-000-021-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620022486, which are attached hereto and made a part hereof.

Dated: November 17, 2014

David A. Baltz
Joseph Michael Baltz his Attorney in Fact

David A. Baltz

By: Joseph Michael Baltz, his Attorney in Fact

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20144436
NOV 21 2014

Tacy J. Baltz

State of Washington
County of Skagit

Amount Paid \$ 5594.²⁰
Skagit Co. Treasurer
By *man* Deputy

I certify that I know or have satisfactory evidence that Joseph Michael Baltz

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and
acknowledged it as the Attorney in Fact of David A. Baltz to be the free and voluntary act of such party
for the uses and purposes mentioned in the instrument.

Dated: November 18, 2014

Marcia J. Jennings

Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2016

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3816 East Broadway
Mount Vernon, WA 98274

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Tax Parcel Number(s): P104202 / 4611-000-021-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
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Dated: November 19, 2014 (x13)

David A. Baltz
By: Joseph Michael Baltz, his Attorney in Fact

Tacy J. Baltz

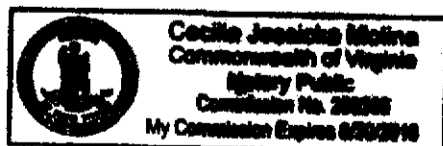
State of Virginia
County of Fairfax

I certify that I know or have satisfactory evidence that

(cr)
Tracy J. Baltz

(1) is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and
acknowledged it as the Attorney in Fact of David A. Baltz to be the free and voluntary act of such party
for the uses and purposes mentioned in the instrument. (cr) her (cr)

Dated: 11/19/14



Name: Cecilia J. Becinos
Notary Public in and for the State of Virginia
Residing at: Fairfax County, VA
My appointment expires: 6-30-16

I was commissioned a notary public
as Cecilia Jessicka Molina.



201411210177

SCHEDULE "B"

SPECIAL 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 PARK RIDGE DIVISION 1:
Recording No: 9310190065
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 17, 1992
Auditor's No(s): 9209170092, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 20, 1993
Auditor's No(s): 9309200095, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: October 22, 1993 and August 31, 1994
Auditor's No.: 9310220090 and 9408310034, records of Skagit County, Washington
Imposed By: Summer Ridge Owners Association
5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 or restriction is permitted by applicable law;
Recorded: August 31, 1994
Auditor's No(s): 9408310034, records of Skagit County, Washington
Executed By: THS, Inc., a Washington corporation

Said instrument is a re-recording of instrument (s),
Recorded: October 22, 1993
Auditor's File No(s): 9310220090, records of Skagit County, Washington

AMENDED by instrument:
Recorded: August 31, 1994
Auditor's No.: 9408310035, records of Skagit County, Washington
Executed by: THS, Inc., a Washington corporation
6. Agreement, including the terms and conditions thereof, entered into;
By: Jeanne McNeil
And Between: T.H.S., Inc.
Recorded: February 3, 1993
Auditor's No.: 9302030154, records of Skagit County, Washington
Providing: Access and Utilities
7. Agreement, including the terms and conditions thereof, entered into;
By: City of Mount Vernon, a Municipal Corporation
And Between: T.H.S. Inc.
Recorded: September 10, 1993
Auditor's No.: 9310190066, records of Skagit County, Washington
Providing: Power of Attorney and Agreement regarding Formation of Local Improvement District
8. City, county or local improvement district assessments, if any.



SCHEDULE "B"

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

10. Assessments, if any, levied by Summer Ridge Homeowner's Association.

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.

