

When recorded return to:

Rodrick F. Siverson and Suzette A. Siverson
515 S. 39th Place
Mount Vernon, WA 98273



201501280015

Skagit County Auditor
1/28/2015 Page

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\$75.00

4 11:25AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St.
Mount Vernon, WA 98273

Escrow No.: 620022433

CHICAGO TITLE
620022433

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cynthia L. Bonner, an unmarried individual and Kenneth J. Grill, Trustee of the KJG Phoenix Trust, dated January 22, 2008

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Rodrick F. Siverson and Suzette A. Siverson, husband and wife

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

Lot 31, 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): P104219, 4611-000-031-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620022433, Schedule B, Special Exceptions, which ar attached hereto and made a part hereof.

Dated: January 23, 2015

Cynthia L. Bonner

KJG Phoenix Trust, dated January 22, 2008

BY:
Kenneth J. Grill, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015251
JAN 28 2015

Amount Paid \$ 6137.78
Skagit Co. Treasurer
By Deputy

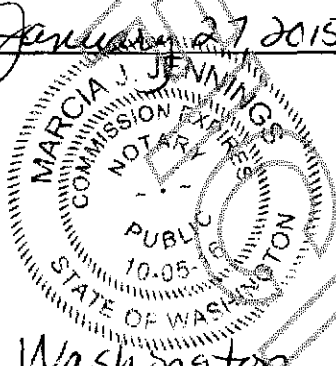
STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Kenneth J. Grill

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 Trustee of the KJG Phoenix Trust, dated January 22, 2008 to be the free and voluntary act of party for the uses and purposes mentioned in the instrument.

Dated: January 27, 2015

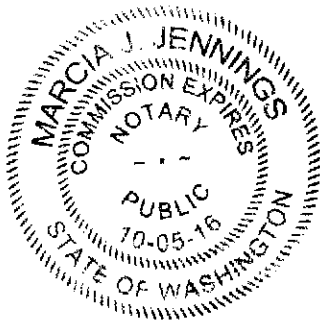


Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/15/2016

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Cynthia L. Bonner
is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 27, 2015



Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/15/2016



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



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SCHEDULE "B"

Special Exceptions (continued)

- 10 Assessments, if any, levied by Summer Ridge Homeowner's Association.
- 11 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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