



When recorded return to:
Kevin P. Welch
P.O. Box 1420
Anacortes, WA 98221

Skagit County Auditor \$75.00
1/29/2015 Page 1 of 4 2:04PM

Filed for record at the request of:

 **CHICAGO TITLE**
COMPANY OF WASHINGTON
425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620023010

CHICAGO TITLE
620023010

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jay J. Lund, an unmarried individual
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Kevin P. Welch and Jenny Welch, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 1, SKAGIT COUNTY SHORT PLAT (LUND SHORT DIVISION) PL05-0414, approved April 28,
2009 and recorded May 4, 2009 under Auditor's File No. 200905040100, records of Skagit
County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P32593 / 350135-2-001-1539

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620023010, Schedule B. Special Exceptions, which are attached hereto
and made a part hereof.

Dated: January 23, 2015

Jay J. Lund
Jay J. Lund

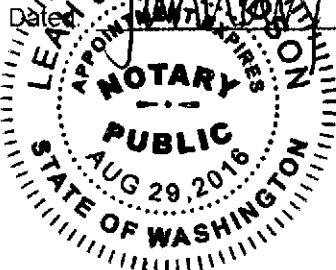
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 271
JAN 29 2015

State of Washington
County of Whatcom

Amount Paid \$ 14,245.00
By mm Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Jay J. Lund

Jay J. Lund 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.



Name: Richard J. Richardson
Notary Public and for the State of Washington
Residing at: Bellingham, WA
My appointment expires: 8-29-2016

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The Esther M. McCorkle Testamentary Trust, etal
Purpose: Access
Recording Date: April 24, 1990
Recording No.: 9004240050
2. Terms and provisions of Contract:
By: O.B. McCorkle and Esther M. McCorkle, husband and wife
Between: Del Mar Community Service, Inc., a Washington corporation
Dated: July 19, 1962
Recorded: January 9, 1963
Auditor's No.: 630694, records of Skagit County, Washington
Providing: Among other matters, for the development of the water system and other facilities and issuance of certificates of membership
3. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: January 9, 1963
Auditor's No(s): 630694, records of Skagit County, Washington
4. 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 SKAGIT COUNTY SHORT PLAT NO. 10-89:

Recording No: 8908020066
5. Easement for gravel road disclosed by survey

Recording Date: December 7, 1995
Recording No.: 9512070023
6. 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 SKAGIT COUNTY SHORT PLAT NO. 19-85:

Recording No: 8506100021
7. 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: December 19, 1989
Auditor's No(s): 8912190053, records of Skagit County, Washington
In Favor Of: San Juan Fidalgo Holding Co., Inc.

Supplement thereto;
Recorded: September 12, 1990
Auditor's No.: 9009120079, records of Skagit County, Washington
8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: December 19, 1989



SCHEDULE "B"

Auditor's No(s): 8912190053, records of Skagit County, Washington
Imposed By: The Pointe Homeowners' Association

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Adjacent property owners
Purpose: Ingress, egress and utilities
Recording Date: May 7, 1999
Recording No.: 9905070123

10. Covenants, conditions and restrictions 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: November 1, 1999
Recording No.: 199911010173

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 21, 2000
Recording No.: 200009210081

11. Agreement re Construction Activities and for Right of Purchase and Limited Right of First Refusal and the terms and conditions thereof

Recording Date: September 21, 2000
Recording No.: 200009210082

12. Emergency Access Easement and the terms and conditions thereof

Recording Date: August 31, 2001
Recording No.: 200108310170

13. Emergency Access and Utility Easement and the terms and conditions thereof

Recording Date: October 4, 2001
Recording No.: 200110040016

14. Record of Lot Certification and the terms and conditions thereof

Recording Date: October 21, 2005
Recording No.: 200510210085

15. Covenants, conditions and restrictions 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: December 9, 2005
Recording No.: 200512090199

16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: February 12, 2007
Recording No.: 200702120159



201501290123

SCHEDULE "B"

17. 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 SKAGIT COUNTY SHORT PLAT (LUND SHORT SUBDIVISION) PL05-0414:

Recording No: 200905040100

18. Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: May 4, 2009

Recording No: 200905040101

19. City, county or local improvement district assessments, if any.
20. Assessments, if any, levied by Pointe Homeowners Association.
21. 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.



201501290123

Skagit County Auditor

\$75.00

1/29/2015 Page

4 of

4 2:04PM