



201502200076

When recorded return to:
Jesse Steele and Jessica Steele
1049 Wedmore Place
Sedro Woolley, WA 98284

Skagit County Auditor \$73.00
2/20/2015 Page 1 of 2 2:31PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620023022

CHICAGO TITLE
620023022

STATUTORY WARRANTY DEED

THE GRANTOR(S) John L. Tarasenko, 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 Jesse Steele and Jessica Steele, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 1, Short Plat No. PL-01-0438, approved November 7, 2002, recorded November 7, 2002 under
Skagit County Auditor's File No. 200211070077, being a portion of the Northwest 1/4 of the
Southeast 1/4 of Section 18, Township 35 North, Range 3 East of W.M.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P119747 / 350518-4-014-0400

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620023022, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: February 19, 2015

John L. Tarasenko

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015509
FEB 20 2015

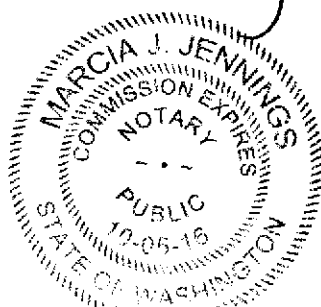
State of Washington
County of Skagit

Amount Paid \$ 3,030.11
By Mdm Deputy
Skagit Co. Treasurer

I certify that I know or have satisfactory evidence that

John L. Tarasenko
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: February 20, 2015



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

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Jeffrey McKay
Purpose: side setback
Recording Date: January 20, 2005
Recording No.: 200501200127
Affects: indeterminate portion of said premises
2. AGREEMENT REGARDING ANNEXATION AND ULID/LID WAIVER OF PROTESTS FOR DEVELOPMENT WITHIN THE UGA OF THE CITY OF SEDRO-WOOLLEY;
Recording Date: November 8, 2002
Recording No.: 200211070078
3. 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 the face of the filed Short Plat No. PL-01-0438;
Recording No: 200211070077
4. 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 the face of the filed Short Plat No. 90-38;
Recording No: 9010180005
5. 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 together with necessary appurtenances
Recording Date: March 17, 1991
Recording No.: 749848
6. Reservation of minerals and mineral oils in, on, and under said land, as reserved in an instrument;
Recording Date: April 30, 1906
Recording No.: 56908
7. Covenants, conditions, restrictions 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: May 5, 1971
Recording No.: 752195 and 752197

Modification(s) of said covenants, conditions and restrictions
Recording Date: February 1, 1972
Recording No.: 763612
8. City, county or local improvement district assessments, if any.
9. Liability for future assessments, if any, levied by the City of Sedro Woolley.
10. 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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