



201502270025

When recorded return to:  
Colin N Mahoney  
810 State Route 20  
Sedro Woolley, WA 98284

Skagit County Auditor

\$74.00

2/27/2015 Page

1 of

3 9:56AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620023113

CHICAGO TITLE

620023113

STATUTORY WARRANTY DEED

THE GRANTOR(S) Heather Skoda and Stephen Skoda, wife and husband  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Colin N Mahoney, a single man

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

Lot 30, "SKAGIT VIEW ESTATES" recorded November 15, 2002, under Auditor's File No.  
200211150098, records of Skagit County, Washington;

Situated in Skagit County, Washington.

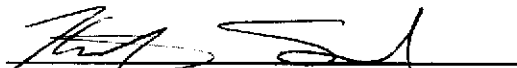
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P119843 / 4805-000-030-0000

Subject to:

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

Dated: February 19, 2015

  
Heather Skoda

  
Stephen Skoda

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2015 584  
FEB 27 2015

Amount Paid \$ 5077.11  
Skagit Co. Treasurer  
By *mam* Deputy

STATUTORY WARRANTY DEED

(continued)

State of WA

County of SKagit

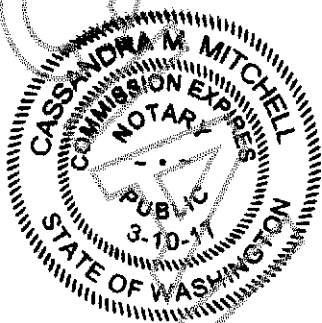
I certify that I know or have satisfactory evidence that

Heather Skoda and Stephen Skoda

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2-23-15

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



**EXHIBIT "A"**  
Exceptions

1. Reservation in favor of Hamilton Farm and Timber Company to drain an adjacent tract into ditch, as disclosed by deed recorded November 25, 1933 under Auditor's File No. 259092.
2. Reservations and Restrictions set forth in instruments recorded under Auditor's File No. 667911 and 67912,
3. Easement for ingress, egress and utilities reserved by Alfred J. Gritz, as disclosed by deed recorded April 13, 1965 under Auditor's File No. 666097.  
Affects: Said premises and other property
4. Terms and conditions set forth in special use permit for a storm water detention pond, and recorded August 12, 1996 under Auditor's File No. 9608120096.
5. Agreement, including the terms and conditions thereof, entered into;  
By: City of Mount Vernon  
And Between: Gretchen D. Mattison, as Trustee of the Gretchen D. Mattison Trust  
Recorded: March 12, 1997  
Auditor's No.: 9703120087, records of Skagit County, Washington  
Providing: Utility and Access Easement Agreement
6. Agreement, including the terms and conditions thereof, entered into;  
By: City of Mount Vernon  
And Between: Gretchen D. Mattison as Trustee of the Gretchen D. Mattison Trust  
Recorded: March 12, 1997  
Auditor's No.: 9703120088, records of Skagit County, Washington  
Providing: City of Mount Vernon Annexation for Agreement
7. 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 SKAGIT VIEW ESTATES:  
  
Recording No: 200211150098
8. Covenants, conditions, and restrictions 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: November 14, 2002  
Auditor's No(s): 200211140201, records of Skagit County, Washington  
Executed By: Mount Vernon Pacific West
9. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: March 13, 2002  
Auditor's No.: 200203190104, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances
10. Assessments, if any, levied by City of Mount Vernon.
11. 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.