

When recorded return to:  
Edward J. Fraser  
230 Widnor Drive  
Mount Vernon, WA 98274



201503230134

Skagit County Auditor  
3/23/2015 Page

1 of 2 4:25PM \$73.00

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620023123

CHICAGO TITLE

620023123

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gerald D. Ristow and Mollyn L. Ristow, 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 Edward J. Fraser, a single man

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

Tract 11, WIDNOR DRIVE, according to the plat thereof, recorded in Volume 9 of Plats, page 104,  
records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P54883/ 3771-000-011-0008

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620023123, Schedule B, Special Exceptions, which are attached hereto  
and made a part hereof.

Dated: March 13, 2015

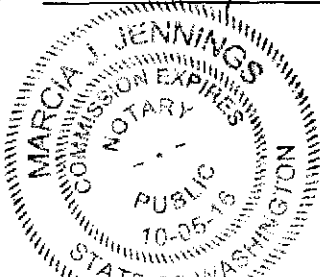
Gerald D. Ristow

Mollyn L. Ristow

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Gerald D. Ristow and Mollyn L. Ristow  
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: March 19, 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

2015 892  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 23 2015  
Amount Paid \$ 2441.11  
By MF Skagit Co. Treasurer Deputy

## 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 WIDNOR DRIVE:

Recording No: 742849

2. Covenants, conditions, and restrictions contained in instrument, 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 9, 1976

Auditor's No.: 847250, records of Skagit County, Washington

Executed By: Roy E. Widen and Esther Widen, husband and wife

As Follows: Restrictions on other tracts in said plat imposed by various instruments of record, which may be notice of a general plan as follows:

- A. Plat restricted to Modular Homes, including double wide Mobile Homes, minimum 20 feet wide.
  - B. All homes must be skinned or have perimeter concrete foundations, concrete blocks accepted.
  - C. Driveways and landscaping to be completed by lot purchaser.
  - D. All utilities to be kept underground.
3. Encroachment of fence onto the Easterly portion of said premises as disclosed by survey of City of Mount Vernon Short Plat No. MV-7-95, approved December 22, 1995, and recorded January 26, 1996, in Volume 12 of Short Plats, pages 69 and 70, under Auditor's File No. 9601260017, records of Skagit County, Washington, being a portion of the Southeast Quarter of Section 20, Township 34 North, Range 4 East of the Willamette Meridian.  
  
This fence is appurtenant to said short plat adjoining on the East and runs North to South across said premises.
  4. Right, title, and interest of owners of property adjoining on the East to that portion of said premises lying East of the fence running North to South across the East boundary of said premises
  5. Assessments, if any, levied by City of Mount Vernon.
  6. City, county or local improvement district assessments, if any.
  7. 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.