

UNRECORDED



201504230052

When recorded return to:  
Mark W. Dixon and Julie N. Davis  
2610 N 34th Place  
Mount Vernon, WA 98273

Skagit County Auditor \$74.00  
4/23/2015 Page 1 of 3 1:52PM

Filed for record at the request of:



425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620023732

**CHICAGO TITLE**  
**620023732 STATUTORY WARRANTY DEED**

THE GRANTOR(S) Daniel S. Junt, an unmarried man  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Mark W. Dixon, an unmarried man and Julie N. Davis, an  
unmarried woman, as Joint Tenants, with Right of Survivorship

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

Lot 5, PLAT OF CENTENNIAL GROVE, according to the plat thereof, recorded in Volume 15 of  
Plats, page 26, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P100820 / 4579-000-005-0004.

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620023732, Schedule B, Special Exceptions, which are attached hereto  
and made a part hereof.

Grantees by signing the acceptance below, evidence their intention to acquire said premises as Joint  
Tenants with The Right of Survivorship.

*Mark W. Dixon*  
Mark W. Dixon

*Julie N. Davis*  
Julie N. Davis

Dated: April 14, 2015

*Daniel S. Junt*  
Daniel S. Junt

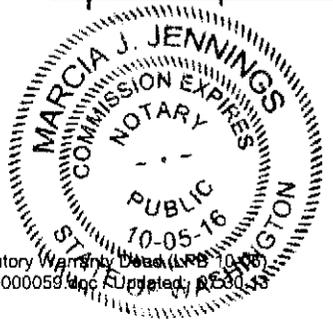
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20151318  
APR 23 2015

State of Washington  
County of Skagit

Amount Paid \$4631.<sup>22</sup>  
Skagit Co. Treasurer  
By *man* Deputy

I certify that I know or have satisfactory evidence that  
Mark W. Dixon and Julie N. Davis  
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: April 22, 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: 10/5/2016

STATUTORY WARRANTY DEED

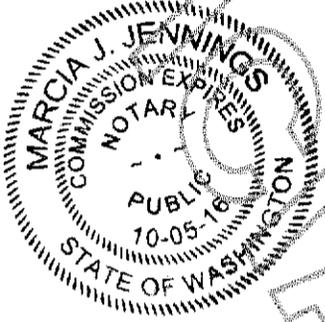
Continued

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Daniel S. Junt  
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: April 22, 2015

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



## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. 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 PLAT OF CENTENNIAL GROVE:

Recording No: 9202130034

2. Easement, including the terms and conditions thereof, reserved by instrument;  
Recorded: November 30, 1987  
Auditor's No.: 8711300028, records of Skagit County, Washington  
For: ingress, egress and utilities

The exact location and extent of said easement is not disclosed of record.

NOTE: We note an instrument purporting to release said easement recorded March 26, 1998, under Auditor's File No. 9803260038, records of Skagit County, Washington.

3. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: October 23, 1991  
Auditor's No.: 9110230047, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company, a Washington corporation  
For: Electric transmission and/or distribution line, together with necessary appurtenances

4. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, 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: April 13, 1973  
Auditor's No.: 783493, records of Skagit County, Washington  
Executed By: Skagit Country Estates, a partnership

This Company is unable to determine the effect, if any, of said restrictions on said premises. AT the time the restrictive covenants were recorded, the declarants held no record interest in said premises and have since acquired none.

5. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, 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: February 13, 1992  
Auditor's No.: 9202130035, records of Skagit County, Washington  
Executed By: Michael Gandy and Julie Gandy, husband and wife; and Kirk Campbell and Lale Campbell, husband and wife

6. Assessments, if any, levied by City of Mount Vernon.
7. 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.