

When recorded return to:
Kurtis Scoby and Amanda P. Scoby
11533 Marihugh Place
Mount Vernon, WA 98273



201504230070
Skagit County Auditor
4/23/2015 Page 1 of 3 3:37PM \$74.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620023367

CHICAGO TITLE

620023367

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tom Hilliard and Sherrie Hilliard, 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 Kurtis Scoby and Amanda P. Scoby, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 3, PLAT OF MARIHUGH PLACE, according to the plat thereof, recorded in Volume 15 of Plats,
pages 27 and 28, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P100908 / 4580-000-003-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620023367, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: April 17, 2015

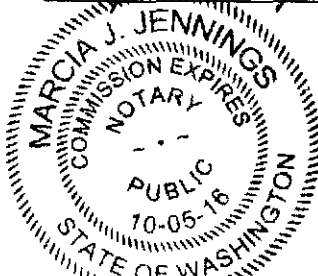
Thomas Hilliard
Thomas Hilliard

Sharon Hilliard
Sharon Hilliard

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Tom Hilliard and Sherrie Hilliard
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 20, 2015



Marcia Jennings

Name: Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at: 2nd St - Woolley
My appointment expires: 10/3/2016

20151326
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 23 2015
Amount Paid \$ 7961.40
By [Signature] 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 SKAGIT COUNTY SHORT PLAT NO. 120-79:
Recording No: 8001080002
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 20, 1991
Auditor's No(s): 9109200067, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Note: Exact location and extent of easement is undisclosed of record.
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 SKAGIT COUNTY SHORT PLAT NO. 43-87:
Recording No: 8805060024
4. 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: July 23, 1991
Recording No.: 9107230067
Affects: Said premises and other property
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 7, 1988
Auditor's No(s): 8807070070, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A portion of the subject property
6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 11, 1979
Auditor's No(s): 7909110014, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects:
A 10 foot wide portion of the West Half of the Northeast Quarter of the Northwest Quarter of the Southeast Quarter, described as follows:
Beginning at a point on the North line that is approximately 60 feet West of the Northeast corner thereof;
Thence South along the private road located on said property a distance of approximately 230 feet to it terminus.
7. Agreement, including the terms and conditions thereof; entered into;
By: Gino Cecotti
And Between: Skagit County
Recorded: May 17, 1988

SCHEDULE "B"

Exceptions (continued)

Auditor's No. 8805170010, records of Skagit County, Washington
Providing: Mound Fill System Installation

8. Skagit County Conditional Agreement - Alternative Sewage System Installations and the terms and conditions thereof
Recording Date: April 3, 1992
Recording No.: 9204030078
9. 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 MARIHUGH PLACE:
Recording No: 9203100004
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, 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 in the document
Recording Date: March 10, 1992
Recording No.: 9203100005

Modification(s) of said covenants, conditions and restrictions
Recording Date: March 24, 1998
Recording No.: 9803240036
11. City, county or local improvement district assessments, if any.
12. 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.