

When recorded return to:  
Tommie Lynn Clements and Lynda Haynes  
Clements  
1510 North 43rd Place  
Mount Vernon, WA 98273



201504240097

Skagit County Auditor

\$75.00

4/24/2015 Page

1 of

4 1:50PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620023440

CHICAGO TITLE  
620023440

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rockne J. Andreini, Trustee of the Rockne J. Andreini Trust dated February 6, 2014 and Dion L. Menser-Andreini, who acquired title as Dion L. Menser, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Tommie Lynn Clements and Lynda Haynes Clements, husband and wife

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

Lot 13, PLAT OF SPINNAKER COVE DIVISION NO. 2, according to the plat thereof recorded under Auditor's File No. 200505180196, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P122910, 4859-000-013-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620023440, Schedule B, Special Exceptions, which are attached hereto and made a part hereof.

Dated: April 20, 2015

The Rockne J. Andreini Trust dated February 6, 2014

BY:

Rockne J. Andreini, Trustee

Dion L. Menser-Andreini

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20151353

APR 24 2015

Amount Paid \$ 7,567.94  
Skagit Co. Treasurer  
By *nam* Deputy

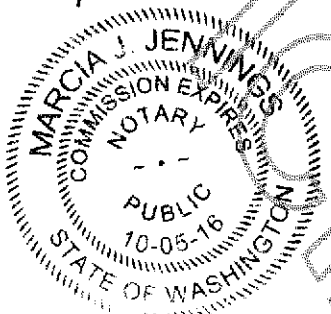
# STATUTORY WARRANTY DEED

(continued)

State of Washington  
County of Skagit of Skagit

I certify that I know or have satisfactory evidence that Rockne J. Andreini is the person(s) who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Trustee of Rockne J. Andreini Trust, dated February 6, 2014 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 22, 2015

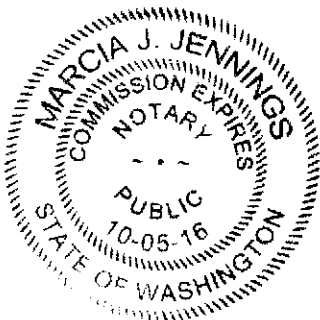


Marcia J. Jennings  
Name: Marcia J. Jennings  
Notary Public in and for the State of WA  
Residing at: Sedro-Woolley, WA  
My appointment expires: 10/5/2016

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Dion L. Meuser-Andreini is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 21, 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. Question of the true North line of Parcel A caused by the ambiguity as set forth therein.  
  
The South line of Parcel A could be the South line of Auditor's File No. 664712, records of Skagit County, Washington, and its extensions or it could be the South line of Auditor's File No. 663818, records of Skagit County, Washington, and its extensions, or it could be fence line existing since January 31, 1966 on a line approximately 370 feet North of the South line of said subject division, or it could be same combination thereof. Hence, the Company is unwilling to state the location of the true North line of the subject property.
2. Provisions in the nature of covenants pertaining to wetlands contained in Deed recorded September 10, 1991, under Auditor's File No. 9109100095, records of Skagit County, Washington, particulars.
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 11, 1991  
Auditor's No(s): 9110110103, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: December 10, 1992  
Auditor's No(s): 9212100100, records of Skagit County, Washington  
In favor of: Richard D. Ceika, et ux  
For: Ingress, egress and utilities  
Affects: East 60 feet over and across Parcels 1 and 2 for the benefit of subject property
5. Implied easement, if any, for private ditch as disclosed by Deeds recorded under Auditor's File No. 554570 and 664712, records of Skagit County, Washington, on properties to the West of the subject property.
6. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 10, 2005  
Auditor's No(s): 200501100130, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: To construct, operate, maintain, utility systems, sale of electricity  
Affects: 10 foot wide portions of the subject property
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 **SPINNAKER COVE DIVISION NO. 2:**  
  
Recording No: 200505180106
8. Covenants, conditions, restrictions, assessments 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 18, 2005  
Recording No.: 200505180107

## **SCHEDULE "B"**

Exceptions  
(continued)

9. Skagit County Right to Farm Ordinance, including the terms, covenants and provisions thereof;  
Recording Date: May 29, 2013  
Recording No.: 201305290112
10. Assessments, if any, levied by City of Mount Vernon.
11. City, county or local improvement district assessments, if any.
12. Assessments, dues and charges, if any, levied by Homeowners' Association of Spinnaker Cove, a Washington non-profit corporation.
13. 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.