



201504270180

When recorded return to:
Rafael Cisneros
3519 E. College Way
Mount Vernon, WA 98273

Skagit County Auditor \$75.00
4/27/2015 Page 1 of 4 3:51PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620023466

CHICAGO TITLE
620023466

STATUTORY WARRANTY DEED

THE GRANTOR(S) Karen F. Hasenoehrl, Successor Trustee of the John H. Krieg and Frances M. Krieg Family Trust

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

in hand paid, conveys, and warrants to Rafael Cisneros, an unmarried man

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

PARCEL A:

Tract C of CITY OF MOUNT VERNON SHORT PLAT NO. MV-14-77, approved August 1, 1977 and recorded August 1, 1977, under Auditor's File No. 861791, in Volume 2 of Short Plats, page 94, records of Skagit County, Washington, being a portion of the Southeast Quarter of the Northeast Quarter of Section 16, Township 34 North, Range 4 East of the Willamette Meridian;

EXCEPT that portion condemned in that certain Stipulated Judgment and Decree of Appropriation filed February 17, 1987 in Skagit County Superior Court Cause No. 86-2-00770-1.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress, egress and utilities over the West 10 feet of Tract B, of CITY OF MOUNT VERNON SHORT PLAT NO. MV-14-77, approved August 1, 1977 and recorded August 1, 1977, under Auditor's File No. 861791, in Volume 2 of Short Plats, page 94, records of Skagit County, Washington

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P99256 / 340416-1-016-0500

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20151389
APR 27 2015

Amount Paid \$2924.20
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 24, 2015

John H. Krieg and Frances M. Krieg Family Trust

BY: Karen Hasencuehl
Karen Hasencuehl
Trustee

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that John H. Krieg and Frances M. Krieg Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 24, 2015

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Karen F. Hasencuehl is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledge it as the Trustee of the John H. Krieg and Frances M. Krieg Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Date: April 24 2015

Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of
Washington residing at: Sedro-Woolley
My Commission expires: 10/5/16

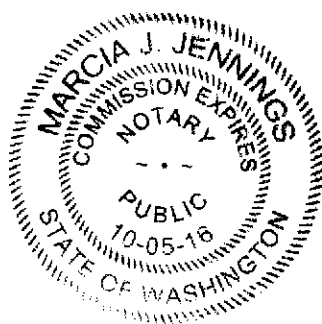


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: March 11, 1977
Auditor's No(s): 851947, records of Skagit County, Washington
In favor of: Continental Telephone Company, a Washington Corporation
For: Lines of telephone and telegraph, or other signal or communication circuits
Affects:
The South 6 feet of the following described real estate:

The South 14 rods and 11 feet of the East Half of the West Half of the Southeast Quarter of the Northeast Quarter of Section 16, Township 34 North, Range 4 East, W.M., EXCEPT road.

2. 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 CITY OF MOUNT VERNON SHORT PLAT NO. MV-14-77:

Recording No: 861791

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 29, 1984
Auditor's No(s): 8410290044, 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, granted by instrument(s);
Recorded: December 16, 1987
Auditor's No(s): 8712160032, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
5. Easement, including the terms and conditions thereof, reserved by instrument(s);
Recorded: October 11, 1991
Auditor's No(s): 9110110025, records of Skagit County, Washington
In favor of: John H. Krieg and Frances M. Krieg
For: Ingress, egress and utilities

Said instrument is a re-recording of instrument (s);

Recorded: October 3, 1991

Auditor's File No(s): 9110030046, records of Skagit County, Washington

6. Notice and the terms and conditions thereof

Recording Date: December 30, 1991

Recording No.: 9112300011

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Glenn W. Reed and Geraldine R. Reed, husband and wife

Purpose: Ingress, egress and utilities

Recording Date: May 18, 1999

Recording No.: 9905180112

8. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: June 30, 2005

Recording No.: 200506300088

Matters shown: Possible encroachment of a fence by approximately 1.21 feet onto the

EXHIBIT "A"

Exceptions
(continued)

Westerly portion of said premises

9. Assessments, if any, levied by City of Mount Vernon.
10. City, county or local improvement district assessments, if any.