

When recorded return to:
Philip W. Leese
1109 Digby Road
Mount Vernon, WA 98274



201504300063

Skagit County Auditor \$73.00
4/30/2015 Page 1 of 2 11:51AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620023565

CHICAGO TITLE STATUTORY WARRANTY DEED
620023565

THE GRANTOR(S) Daniel Wilson Stewart and Adrienne Stewart, 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 Philip W. Leese, an unmarried man
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 4, PLAT OF AUTUMN RIDGE, according to the Plat thereof recorded December 1, 1999 under
Auditor's File No. 199912010085, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P116318, 4741-000-004-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620023565, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: April 28, 2015

Daniel Wilson Stewart

Adrienne Stewart

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20151454

APR 30 2015

Amount Paid \$ 5612.⁰⁰
Skagit Co. Treasurer

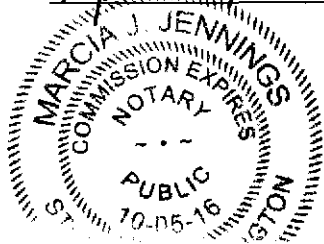
By Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Daniel Wilson Stewart and Adrienne Stewart
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 29, 2015



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. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 18, 1999
Auditor's No(s): 9906180016, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Utility systems for the transmission, distribution and sale of gas and electricity
Affects: Portion
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 6, 1999
Auditor's No(s): 9907060032, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Utility systems for the transmission, distribution and sale of gas and electricity
Affects: Portion
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 PLAT OF AUTUMN RIDGE:
Recording No: 199912010085
4. Exceptions and reservations as contained in instrument;
Recorded: April 17, 1921
Auditor's No.: Volume 44 of Deeds, page 499, records of Skagit County, Washington
Executed By: W.M. Lindsey and Emma S. Lindsey, husband and wife
As Follows: Excepting and reserving from this conveyance all petroleum, gas, coal and other valuable minerals, with right of entry to take and remove the same
5. Reservation contained in deed
Recording Date: August 9, 2002
Recording No.: 200208090121
Regarding: Skagit County Right to Farm Ordinance
6. Assessments, if any, levied by City of Mount Vernon
7. City, county or local improvement district assessments, if any
8. 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,