

When recorded return to:  
Young H. Lee and Lisa A. Lee  
421 South 28th Street  
Mount Vernon, WA 98274



201505010085  
Skagit County Auditor \$74.00  
5/1/2015 Page 1 of 3 1:37PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620022004

**CHICAGO TITLE**  
**620022004 STATUTORY WARRANTY DEED**

THE GRANTOR(S) David A. Smith and Sarah R. Smith, 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 Young H. Lee and Lisa A. Lee, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 18, Plat of Eastmont, according to the plat thereof, recorded in Volume 15 of Plats, Pages 199,  
200 and 201, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P106561, 4637-000-018-0007

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620022004, Schedule B, Special Exceptions, which are attached hereto  
and made a part hereof.

**Deed Restriction: Grantee herein is prohibited from conveying captioned property for any  
sales price for a period of 30 days from the date of this short sale closing. After this 30 day  
period, Grantee is further prohibited from conveying the property for a sales price greater than  
\$270,000.00 (120% of short sale price) until 90 days from the date of this short sale closing.  
These restrictions shall run with the land and are not personal to the Grantee.**

Dated: April 28, 2015

David A. Smith

Sarah R. Smith

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2015 1501  
MAY 01 2015

Amount Paid \$ 40.10  
Skagit Co. Treasurer  
By *mlm* Deputy

STATUTORY WARRANTY DEED  
(continued)

State of CA

County of SAN Diego

I certify that I know or have satisfactory evidence that

DAVID A Smith AND SARAH R. Smith  
are the person(s) who appeared before me, and said person(s) acknowledged that they signed this of instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4-29-2015

Name: S. GORDON  
Notary Public in and for the State of CALIFORNIA  
Residing at: SAN Diego  
My appointment expires: 5-11-2015



## 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 EASTMONT**.  
  
Recording No.: 9410110061
2. Terms and conditions of the City of Mount Vernon Ordinance;  
  
Recording Date: July 18, 1990  
Recording No.: 9007180053
3. Covenants, conditions, restrictions 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: October 27, 1994  
Recording No.: 9410270072
4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:  
  
Recording Date: October 27, 1994  
Recording No.: 9410270073
5. Assessments, if any, levied by City of Mount Vernon.
6. City, county or local improvement district assessments, if any.
7. 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.