

When recorded return to:
Joshua J Rowell
3821 Moody Court
Mount Vernon, WA 98274



201505080109
Skagit County Auditor
5/8/2015 Page

1 of

\$75.00
4 3:44PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620023848

CHICAGO TITLE 620023848 STATUTORY WARRANTY DEED

THE GRANTOR(S) Kara Danelle Emerson, a married woman, who acquired title as Kara Cowin, as her separate estate; and Jonathan Shaffer, her spouse

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

in hand paid, conveys, and warrants to Joshua J Rowell, an unmarried individual

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

Lot 16 PLAT OF EDGEWOOD ESTATES, according to the Plat thereof recorded in Volume 16 of Plats, pages 62 through 64, records of Skagit County, Washington;

TOGETHER WITH that portion of Lot 10, PLAT OF EDGEWOOD ESTATES, being more particularly described as follows:

BEGINNING at the Northeasterly corner of said Lot 10;
Thence North 89°12'57" West along the North line of said Lot 10 a distance of 69.33 feet to the Northwest corner thereof;
Thence South 38°36'15" West along the West line of said Lot 10 a distance of 23.00 feet;
Thence North 78°30'00" East a distance of 85.39 feet to the point of beginning.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P107402 / 4658-000-016-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20151623
MAY 08 2015

Amount Paid \$ 4775.40
By *MS* Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: May 7, 2015

Kara Danelle Emerson
Kara Danelle Emerson

Jonathan Shaffer
Jonathan Shaffer

State of WA
County of S King

I certify that I know or have satisfactory evidence that

Kara Danelle Emerson
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: 5-8-15

Cassandra M Mitchell
Name Cassandra M Mitchell
Notary Public in and for the State of WA
Residing at: MT Vernon
My appointment expires: 3-10-17

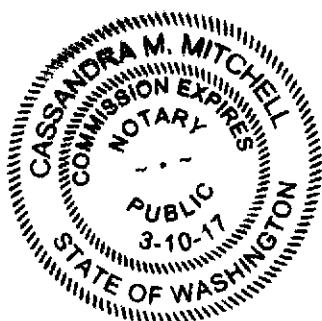


EXHIBIT "A"
Exceptions

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 **PLAT OF EDMOOR ESTATES:**

Recording No: 9507240083

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 20, 1993
Auditor's No.: 9309200095, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Right-of-way No. 1: Being located as constructed or to be constructed on the North 10 feet.

Right-of-way No. 2: A strip of land 10 feet in width across all lots, tracts, and spaces located within the above described property being parallel with and coincident with the boundaries of all private, public streets, and road rights-of-way.

Right-of-way No. 3: Being located as constructed or to be constructed on the 60-foot proposed roadway.

3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 26, 1994
Auditor's No.: 9408260093, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Right-of-way No. 1: Being located as constructed or to be constructed on the North 10 feet.

Right-of-way No. 2: A strip of land 10 feet in width across all lots, tracts, and spaces located within the above described property being parallel with and coincident with the boundaries of all private, public streets, and road rights-of-way.

Right-of-way No. 3: Being located as constructed or to be constructed on the 60-foot proposed roadway.

4. Agreement, including the terms and conditions thereof; entered into,
By: City of Mount Vernon
And Between: Jeanne McNeil
Recorded: August 6, 1993
Auditor's No.: 9308060019, records of Skagit County, Washington
Providing: Mitigation payments

5. Covenants, conditions, easements and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;
Recorded: February 22, 1996
Auditor's No(s): 9602220056, records of Skagit County, Washington
Executed By: Seapoint Homes G.P.

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: February 22, 1996

EXHIBIT "A"

Exceptions
(continued)

Auditor's No(s): 9602220056, records of Skagit County, Washington
Imposed By: Seapoint Homes G.P.

7. Assessments, if any, levied by City of Mount Vernon.
8. City, county or local improvement district assessments, if any.
9. Assessments, dues and charges, if any, levied by Edgemoor Estates.

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.