

When recorded return to:

David M. Wilson and Jennifer L. Wilson
120 Lilly Lane
Mount Vernon, WA 98274



Skagit County Auditor

6/5/2015 Page

1 of

3 3:43PM

\$74.00

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620023959

CHICAGO TITLE

620023959

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul Woodmansee and LeAnn Woodmansee, 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 David M. Wilson and Jennifer L. Wilson, a married couple

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

Lot 2 , MOUNT VERNON SHORT PLAT NO. LU-05-078, approved September 1, 2006 and recorded September 7, 2006, under Auditor's File No. 200609070075, records of Skagit County, Washington; being a portion of Lot 2, Timberline Division III, according to the plat thereof, recorded in Volume 13 of Plats, page 79, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P125010 / 4460-000-002-0200

Subject to:

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

Dated: June 3, 2015

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20152088

JUN 05 2015

Amount Paid \$ 6,430.80
Skagit Co. Treasurer
By *M. M.* Deputy

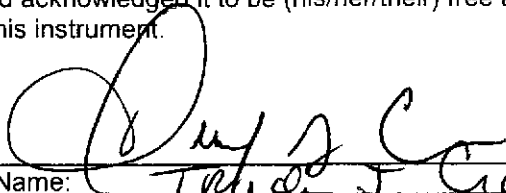
STATUTORY WARRANTY DEED

(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Paul Woodmansee + LeAnn Woodmansee
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 10-3-15


Name: Rudy J. Cran
Notary Public in and for the State of Wash
Residing at: Skagit
My appointment expires: 1-14-19

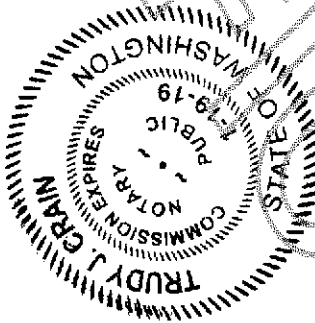


EXHIBIT "A"
Exceptions

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 TIMBERLINE DIVISION III:

Recording No: Volume 13 of Plats, page 79

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 MOUNT VERNON SHORT PLAT NO. LU-05-078:

Recording No: 200609070075

3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: July 17, 1990
Auditor's No.: 9007170078, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: December 15, 1989
Auditor's No.: 8912150058, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

5. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: July 17, 2006
Auditor's No.: 200607170157, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

6. Terms, conditions, and restrictions of that instrument entitled Standard Participation Contract;
Recorded: November 9, 1983
Auditor's No(s): 8311090022, records of Skagit County, Washington

7. Assessments, if any, levied by City of Mount Vernon.

8. City, county or local improvement district assessments, if any.