



Skagit County Auditor
6/18/2015 Page 1 of 4 3:26PM \$75.00

When recorded return to:
Danny R. Weeden and Kristal K. Weeden
11639 Marihugh Place
Mount Vernon, WA 98273

Filed for record at the request of:

 **CHICAGO TITLE**
COMPANY OF WASHINGTON
425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620023970

CHICAGO TITLE
620023970 STATUTORY WARRANTY DEED

THE GRANTOR(S) Bruce McBane, also shown of record as Robert B McBane and Ingrid McBane, 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 Danny R. Weeden and Kristal K. Weeden , husband and wife

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

Lot 5, PLAT OF MARIHUGH PLACE, according to the plat thereof, recorded in Volume 15 of Plats, pages 27 and 28, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P100910 / 4580-000-005-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 2264
JUN 18 2015

Amount Paid \$9,305.50
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 17, 2015

[Signature]
Bruce McBane

J. McBane
Ingrid McBane



State of WASHINGTON
County of SKagit

I certify that I know or have satisfactory evidence that Bruce McBane and Ingrid McBane 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: JUNE 18, 2015

[Signature]
Name: MARTIN E. LEHR
Notary Public in and for the State of WA
Residing at: 10 Cooper
My appointment expires: 2-9-19

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 SKAGIT COUNTY SHORT PLAT NO. 120-79:

Recording No. 8001080002

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 20, 1991
Auditor's No(s): 9109200067, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

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 SKAGIT COUNTY SHORT PLAT NO. 43-87:

Recording No: 8805060024

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

Purpose: Ingress, egress, and utilities
Recording Date: March 19, 1993
Recording No.: 9303190108
Affects: The East 60 feet of the North 30 feet of said premises

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

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: August 20, 1993
Recording No.: 9308200057
Affects: The legal description contained in said easement is not sufficient to determine its exact location within said premises

6. Skagit County Conditional Agreement - Alternative Sewage System Installations and the terms and conditions thereof

Recording Date: October 10, 1993
Recording No.: 9310010107

7. 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

EXHIBIT "A"

**Exceptions
(continued)**

said covenant or restriction is permitted by applicable law, as set forth on MARIHUGH PLACE:

Recording No: 9203100004

8. Covenants, conditions and restrictions 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 in the document

Recording Date: March 10, 1992
Recording No.: 9203100005

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 24, 1998
Recording No.: 9803240036

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

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.