



201506190125

Skagit County Auditor

\$75.00

6/19/2015 Page

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4 3:05PM

When recorded return to:

Jeremiah Wohlgemuth and Sara Wohlgemuth
426 South 38th Place
Mount Vernon, WA 98274

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620023930

CHICAGO TITLE**620023930****STATUTORY WARRANTY DEED**

THE GRANTOR(S) Michael Neilson and Amy M. Neilson, 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 Jeremiah Wohlgemuth and Sara Wohlgemuth,
husband and wife

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

Lot 2, PARK RIDGE DIVISION II, according to the plat thereof, recorded in Volume 15 of Plats,
pages 187 and 188, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P105882, 4634-000-002-0001.

Subject to:

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

Dated: June 10, 2015

Michael Neilson

Amy M. Neilson

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2015 2392

JUN 19 2015

Amount Paid \$6363.16

Skagit Co. Treasurer

By HB

Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington

COOXY of SKAGIT

I certify that I know or have satisfactory evidence that

Michael Neilson and Amy M. Neilson

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: June 11, 2015

Kathryn A. Freeman

Name: Kathryn A. Freeman

Notary Public in and for the State of WA

Residing at: Snohomish

My appointment expires: 9-01-2018

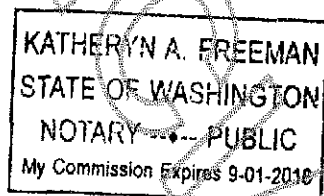


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 17, 1992
Auditor's No.: 9209170092, 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: A strip of land 10 feet in width across all lots in said plat. Said strip being parallel with and coincident with all streets in said plat.
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 PARK RIDGE DIVISION NO. 2.

Recording No: 9408110044
3. Agreement, including the terms and conditions thereof; entered into;
By: Jeanne McNeil
And Between: T.H.S., Inc.
Recorded: February 3, 1993
Auditor's No.: 9302030154, records of Skagit County, Washington
Providing: Access and utilities
4. Agreement, including the terms and conditions thereof; entered into;
By: City of Mount Vernon, a municipal corporation
And Between: T.H.S., Inc.
Recorded: October 19, 1993
Auditor's No.: 9310190066, records of Skagit County, Washington
Providing: Power of attorney and agreement regarding information of local improvement district
5. Covenants, conditions, easements and restrictions contained in declaration(s) of restriction, 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: August 31, 1994
Auditor's No(s): 9408310034, records of Skagit County, Washington
Executed By: THS, Inc., a Washington corporation

Said instrument is a re-recording of instrument (s);
Recorded: October 22, 1993
Auditor's File No(s): 9310220090, records of Skagit County, Washington

AMENDED by instrument(s):
Recorded: August 31, 1994
Auditor's No(s): 9408310035, records of Skagit County, Washington
6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: August 31, 1994
Auditor's No(s): 9408310034, records of Skagit County, Washington
Imposed By: The Summer Ridge Owners' Association

EXHIBIT "A"

Exceptions
(continued)

Said instrument is a re-recording of instrument (s);

Recorded: December 22, 1993

Auditor's File No(s): 9312220090, records of Skagit County, Washington

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Mount Vernon.
9. Dues, charges and assessments, if any, levied by Summer Ridge Owners Association

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.