



201506250035

Skagit County Auditor \$73.00
6/25/2015 Page 1 of 2 1:55PM

When recorded return to:
Jay A. Anderson and Laleen A. Anderson
705 N. 15th Street
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.: 620024173

CHICAGO TITLE
620024173 STATUTORY WARRANTY DEED

THE GRANTOR(S) Rodney P. Stratman and Amy S. Stratman, 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 Jay A. Anderson and Laleen A. Anderson, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 11 and the South 10 feet of Lot 12, Block 1, MOUNT VERNON HEIGHTS ADDITION, MOUNT
VERNON, WASHINGTON, according to the plat thereof, recorded in Volume 5 of Plats, page 47,
records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P53869 / 3747-001-012-0006

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620024173, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: June 19, 2015

Rodney P. Stratman
Rodney P. Stratman

Amy S. Stratman
Amy S. Stratman

State of Washington
County of Skagit

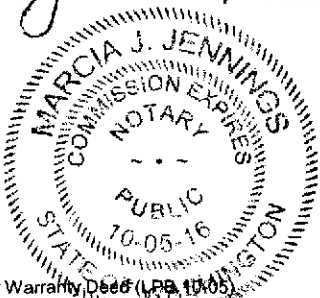
2015 2383
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 25 2015

Amount Paid \$ 4188.00
By MF Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that
Rodney P. Stratman and Amy S. Stratman
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 24, 2015



Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley
My appointment expires: 10/5/2016

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Exceptions and reservations as contained in instrument;
Recorded: September 21, 1900
Auditor's No.: Volume 41 of Deeds, page 285, records of Skagit County, Washington
Executed By: W.M. Lindsey
As Follows: Coal and all minerals are reserved
2. Covenants, conditions, 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: February 20, 1947
Auditor's No(s): 401191, records of Skagit County, Washington
Executed By: Ann S. Axelson, et al
3. Covenants, conditions, 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: May 1, 1948
Auditor's No(s): 417681, records of Skagit County, Washington
As Follows: No temporary building or out-building nor building to be used for business or commercial purposes shall ever be erected or caused to be erected on said property; no dwelling costing less than \$7,500.00 shall be erected thereon nor shall any dwelling or part of such dwelling be built or constructed within less than 25 feet from the inside sidewalk line as established
4. Assessments, if any, levied by City of Mount Vernon.
5. 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.