

When recorded return to:

Gary W. Danilson and Jan E. Danilson
903 S 38th Place
Mount Vernon, WA 98274



Skagit County Auditor
7/8/2015 Page

1 of 3 11:23AM
\$74.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620024388

CHICAGO TITLE

620024388

STATUTORY WARRANTY DEED

THE GRANTOR(S) Susumu Yonemura and Hiroe Yonemura, 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 Gary W. Danilson and Jan E. Danilson, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 3, PLAT OF PARK RIDGE DIVISION NO. 1, according to the plat thereof recorded in Volume
15 of Plats, pages 112 and 113, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P104182 / 4611-000-003-0002

Subject to:

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

Dated: July 6, 2015

Susumu Yonemura
Susumu Yonemura

Hiroe Yonemura
Hiroe Yonemura

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015-0602
JUL 08 2015

Amount Paid \$ 6,359.60
Skagit Co. Treasurer
By nam Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON

County of Skagit

I certify that I know or have satisfactory evidence that Susumu Yonemura and Hiroe Yonemura are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 7, 2015

Lourea Lynn Garka
Name: Lourea Lynn Garka
Notary Public in and for the State of WASHINGTON
Residing at: Arlington
My appointment expires: 10/27/2018

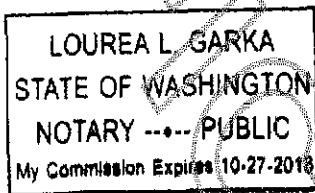


EXHIBIT "A"

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 PARK RIDGE DIVISION 1.

Recording No.: 9310190065
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 17, 1992
Auditor's No(s): 9209170092, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 20, 1993
Auditor's No(s): 9309200095, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: October 22, 1993 and August 31, 1994
Auditor's No.: 9310220090 and 9408310034, records of Skagit County, Washington
Imposed By: Summer Ridge Owners Association
5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable 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:
Recorded: August 31, 1994
Auditor's No.: 9408310035, records of Skagit County, Washington
Executed by: THS, Inc., a Washington corporation
6. 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
7. Agreement, including the terms and conditions thereof; entered into;
By: City of Mount Vernon, a Municipal Corporation
And Between: T.H.S. Inc.
Recorded: September 10, 1993
Auditor's No.: 9310190066, records of Skagit County, Washington
Providing: Power of Attorney and Agreement regarding Formation of Local Improvement District