



201507220062

Skagit County Auditor \$73.00  
7/22/2015 Page 1 of 2 3:53PM

When recorded return to:  
Steven D. Marquis and Zheng Zheng Wang  
705 N. 15th Street  
Mount Vernon, WA 98273

Recorded at the request of:  
Guardian Northwest Title  
File Number: 109539

### Statutory Warranty Deed

109539-1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR **Judy A. Pedersen**, as her separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Steven D. Marquis and Zheng Zheng Wang**, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 9, Block 3, Mount Vernon Heights Addn.

Tax Parcel Number(s): **P118696, 3747-003-009-0100**

Lot 9, Block 3, "MOUNT VERNON HEIGHTS ADDITION, MOUNT VERNON, WASH.", as per plat recorded in Volume 5 of Plats, page 47, records of Skagit County, Washington. This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 7-21-15

Judy Pedersen  
Judy Pedersen

2015 2853  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 22 2015

Amount Paid \$ 5078.00  
Skagit Co. Treasurer  
By NA Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Judy Pedersen**, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 7-22-15



Katie Hickok  
Printed Name: Katie Hickok  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 1/07/2019

Exhibit A

EXCEPTIONS:

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: February 18, 1947  
Recorded: February 20, 1947  
Auditor's No.: 401191 Volume 216 of Deeds, page 172

B. RESTRICTIVE COVENANTS CONTAINED IN DEEDS COVERING OTHER LOTS IN SAID ADDITION DEEMED TO BE PART OF A GENERAL PLAN FOR SAID SUBDIVISION AND ENFORCEABLE AS TO ALL LOTS AND AGAINST ALL SUBSEQUENT OWNERS OF LOTS THEREIN, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: May 1, 1948  
Auditor's No.: 417681  
As Follows:

"No temporary building or outbuilding 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."

C. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Mount Vernon Heights Addition  
Recorded: August 20, 1946  
Auditor's No.: 394887