

When recorded return to:
Russell Cummins
123 Cedarwood Place
Mount Vernon, WA 98273



201507240097

Skagit County Auditor

\$73.00

7/24/2015 Page

1 of

2 3:33PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620024595

CHICAGO TITLE
620024595

STATUTORY WARRANTY DEED

THE GRANTOR(S) William S. McHarness and Patricia S. McHarness, Trustees of The William S. McHarness and Patricia S. McHarness Living Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Russell Cummins, a married man, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington:

Lot 12, Plat of Cedarwood, according to the plat thereof, recorded in Volume 15 of Plats, Pages 10 and 11, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P100769, 4567-000-012-0001,

Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: July 22, 2015

The William S. McHarness and Patricia S. McHarness Living Trust

BY:

William S. McHarness
William S. McHarness, Trustee

BY:

Patricia S. McHarness
Patricia S. McHarness, Trustee

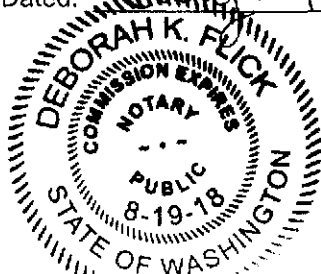
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that William S. McHarness and Patricia S. McHarness is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustees of the William S. McHarness and Patricia S. McHarness Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated:

July 22, 2015



Name:

DEBORAH K. FLICK

Notary Public in and for the State of

Residing at:

My appointment expires:

WA
8/19/18

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20152902
JUL 24 2015

Amount Paid \$1650.20
Skagit Co. Treasurer

By MA Deputy

EXHIBIT "A"
Exceptions

1. 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 **SHORT PLAT No. 42-83:**

Recording No: 8403190045

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 **PLAT OF CEDARWOOD:**

Recording No: 9110210010

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: December 3, 1990
Recording No.: 9012030082
Affects: Said premises

4. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: October 24, 1991
Recording No.: 9110240036

5. Assessments, if any, levied by City of Mount Vernon.
6. 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.