

When recorded return to:  
Kenneth A. Santucci and Deborah L. Santucci  
16125 Mountain View Road  
Mount Vernon, WA 98274

201507310071  
Skagit County Auditor  
7/31/2015 Page 1 of 2 10:13AM \$73.00

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620024393

CHICAGO TITLE  
620024393 STATUTORY WARRANTY DEED

THE GRANTOR(S) John H. Wiggins and Donaldda N. Wiggins, 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 Kenneth A. Santucci and Deborah L. Santucci, husband and  
wife

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

Lot 12, Wilida Mountain View Estates, according to the plat thereof, recorded in Volume 15 of  
Plats, Pages 20 through 22, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P100749, 4572-000-012-0001

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620024393, Schedule B, Special Exceptions, which are attached hereto  
and made a part hereof.

Dated: July 28, 2015

John H. Wiggins

Donaldda N. Wiggins

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20152999

JUL 31 2015

Amount Paid \$6920.30

Skagit Co. Treasurer

By HB

Deputy

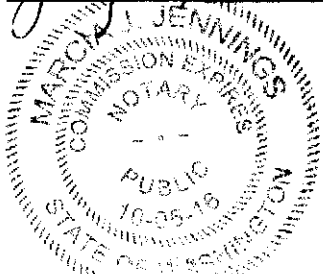
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

John H. Wiggins and Donaldda N. Wiggins  
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: July 30, 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. 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: Underground Electric transmission and/or distribution line  
Recording Date: October 15, 1991  
Recording No.: 9110150006  
Affects: Portion of said premises and other property
2. 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: October 18, 1993  
Recording No.: 9310180158
3. 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 WILIDA MOUNTAIN VIEW ESTATES:**  
Recording No: 9112090033
4. Exceptions and reservations as contained in deed;  
Recording Date: August 22, 1905  
Recording No.: 53220  
As follows: Excepting and reserving from this conveyance all petroleum, gas, oil, and other valuable minerals with right of entry to take and remove same
5. Well-site easement and pollution control area as provided in that instrument;  
Recording Date: January 19, 1994  
Recording No.: 9401190067
6. Covenants, conditions and restrictions 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: November 26, 1991  
Recording No.: 9111260086
7. 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: November 26, 1991  
Recording No.: 9111260087  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording No.: 9203310102 & 9408290039
8. 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.