

When recorded return to:
Charles R. McCallan and Sue H. McCallan
806 Cultus Mountain Drive
Sedro Woolley, WA 98284



Skagit County Auditor
8/5/2015 Page 1 of 3 \$74.00
1:39PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620024716

CHICAGO TITLE
620024716

STATUTORY WARRANTY DEED

THE GRANTOR(S) Linda R Tisdal, as Successor Trustee of the Survivor's Trust of the Parker Family Trust utd 3/31/1994, as amended 1/14/1998

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Charles R. McCallan and Sue H. McCallan, husband and wife

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

Lot 24, AMENDED PLAT OF MOUNTAIN VIEW ESTATES, according to the plat thereof, recorded in Volume 14 of Plats, page 198, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P90635 / 4539-000-024-0006,

Subject to:

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

Dated: July 31, 2015

The Survivor's Trust of the Parker Family Trust,
utd 3/31/1994, as amended 1/14/1998

BY: Linda R Tisdal
Linda R Tisdal, Successor Trustee
Successor Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20153075
AUG 05 2015

Amount Paid \$ 4150.48
Skagit Co. Treasurer
By MG Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington
COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that Linda R. Tisdel

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 Successor Trustee of The Survivor's Trust of the Parker Family Trust, utd 3/31/1994, as amended 1/14/1998 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 3 2015

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, created by instrument(s);
Recorded: December 17, 1956
Auditor's No(s): 545339, records of Skagit County, Washington
In favor of: Cascade Natural Gas
For: Construct, maintain and operate pipeline
Affects: 30 feet right-of-way

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 27, 1982
Auditor's No(s): 8210270042, records of Skagit County, Washington
In favor of: Cascade Natural Gas Corp.
For: Construction, operation, and maintenance of pipeline

3. 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 **AMENDED PLAT OF MOUNTAIN VIEW ESTATES:**

Recording No: 9110040031

4. 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: February 26, 1935
Auditor's No(s): 267764, records of Skagit County, Washington
Executed By: Joseph F. Lederle, et al.

5. Covenants, conditions, easements and restrictions contained in declaration of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: November 21, 1990
Auditor's No.: 9011210045, records of Skagit County, Washington
Executed By: Mountain Estates Partnership, a Washington general partnership

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: November 21, 1990
Auditor's No.: 9011210045, records of Skagit County, Washington
Imposed By: Mountain View Estates Homeowner's Association

7. Dues, charges and assessments, if any, levied by Mountain View Estates Homeowners Association.

8. Assessments, if any, levied by City of Sedro-Woolley.

9. 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.