



201508170183

Skagit County Auditor

\$74.00

8/17/2015 Page

1 of

3 4:03PM

When recorded return to:

Stephen D. Landry and Valorie L. Landry
4500 Edgemont Place
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620024467

CHICAGO TITLE

620024467

STATUTORY WARRANTY DEED

THE GRANTOR(S) Natasha Bernhardt and David Vanhorn, wife and husband
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Stephen D. Landry and Valorie L. Landry, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Tract C of CITY OF MOUNT VERNON SHORT PLAT NO. 12-77, approved July 25, 1977, and
recorded July 25, 1977, in Volume 2 of Short Plats, page 90, under Auditor's File No. 861362,
records of Skagit County, Washington; being a portion of Lot 1, Monte Vista Terrace Addition to
Skagit County, Washington, according to the plat thereof recorded in Volume 8 of Plats, pages 20
and 21, records of Skagit County, Washington.

Situated in Skagit County, Washington.
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P67474, 3956-000-001-0304,

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

Dated: August 14, 2015

Natasha Bernhardt
Natasha Bernhardt

David Vanhorn
David Vanhorn

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20153259

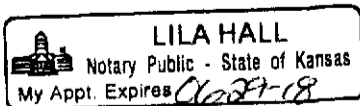
AUG 17 2015

Amount Paid \$ 4,455.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

State of Kansas

County of Sedgwick

I certify that I know or have satisfactory evidence that Natasha Bernhardt and David Vanhorn 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: 8-15-15

Lila Hall
Name: Lila Hall
Notary Public in and for the State of KS
Residing at: Sedgwick County
My appointment expires: 06-29-18

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 7, 1929
Auditor's No(s): 220833, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: January 19, 1978
Auditor's No.: 872238, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company, Continental Telephone of the Northwest and Nationwide Cablevision, Inc.
For: Underground electric system, telephone cable and T.V. cable
Affects: The seven (7) feet parallel and adjacent to the road frontage
3. Easement, including the terms and conditions thereof, granted by instrument;
Dated: September 14, 1978
Recorded: September 15, 1978
Auditor's No.: 887493, records of Skagit County, Washington
In favor of: Tract A of said short plat
For: Utilities
Affects: The Northerly portion of said premises
4. 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 **CITY OF MOUNT VERNON SHORT PLAT NO. 12-77:**

Recording No: 861362
5. Agreement, including the terms and conditions thereof; entered into;
Between: Lloyd E. Nelson and Hulda E. K. Nelson, husband and wife; Emil Youngquist and Bertha H. Youngquist, husband and wife; Mabel Andrews, a widow; and Glen Kelley and Gertrude Kelley, husband and wife
Recorded: December 4, 1972
Auditor's No.: 77719, records of Skagit County, Washington
Providing: Monte Vista Terrace Water Association
6. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Recorded: September 25, 1900
Volume: 41 of Deeds
Page: 291, records of Skagit County, Washington
Executed By: W.M. Lindsey and Emma J. Lindsey
7. Covenants, conditions, easement and restrictions contained in declaration(s) of restriction, but omitting any covenant 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 law;
Recorded: August 25, 1961
Auditor's No(s): 611564, records of Skagit County, Washington
Executed By: Lloyd E. Nelson and Hulda E.K. Nelson, husband and wife

EXHIBIT "A"

Exceptions (continued)

And as Amended by instrument;

Recorded: July 6, 1977

Auditor's File No.: 859940, records of Skagit County, Washington

8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Mount Vernon.

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.