



201508310217

Skagit County Auditor

\$73.00

8/31/2015 Page

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2 4:09PM

When recorded return to:
Frank G. Ross
4725 Monte Vista 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.: 620022507

POOR ORIGINAL

CHICAGO TITLE

620022507

STATUTORY WARRANTY DEED

THE GRANTOR(S) James Eddins and Sharon Osea, 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 Frank G. Ross, a married man as his separate estate
the following described real estate, situated in the County of Skagit, State of Washington:

Tract 4, CITY OF MOUNT VERNON SHORT PLAT NO. MV-11-76, approved January 23, 1976,
and recorded February 9, 1976, in Volume 1 of Short Plats, page 108, under Auditor's File No.
829866, records of Skagit County, Washington; being a portion of Lots 18 and 19, 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): P67510 / 3956-000-019-0106

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620022507, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: August 18, 2015

[Signature]
James Eddins

[Signature]
Sharon Osea

State of California

County of Sacramento

I certify that I know or have satisfactory evidence that
James Eddins, Sharon Osea
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: 8.25.15



G. Martin
Name: _____
Notary Public in and for the State of CA
Residing at: Sacramento CA
My appointment expires: 11-16-15

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20153512
AUG 31 2015

Amount Paid \$ 6413.00
Skagit Co. Treasurer
By [Signature] Deputy

SCHEDULE "B"

SPECIAL 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(s);
Recorded: January 19, 1978
Auditor's No(s): 872238, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Said premises and other property
3. 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; Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: W.M. Lindsey and Emma S. Lindsey, husband and wife
Auditor's No.: 826324, records of Skagit County, Washington
Affects: Said premises and other property
4. Covenants, conditions, and restrictions 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: June 6, 1977
Auditor's No(s): 859940, records of Skagit County, Washington
Executed By: Various owners in Monte Vista Terrace
5. 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. MV-11-76:
Recording No: 829866
6. Agreement, including the terms and conditions thereof, entered into;
By: Kim Gilley
And Between: Lawrence V. Harris
Recorded: February 4, 1997
Auditor's No.: 9702040094, records of Skagit County, Washington
Providing: Sewer line use
7. Agreement, including the terms and conditions thereof, entered into;
By: Lee Frees and Jean Frees, husband and wife
And Between: Larry Harris and Teresa Harris, husband and wife
Recorded: February 4, 1997
Auditor's No.: 9702040095, records of Skagit County, Washington
Providing: Sewer line use
8. Encroachment of concrete curb, landscaping timbers and rock onto the property adjacent on the East as disclosed by a survey recorded June 16, 2003, under Auditor's File No. 200306160302, records of Skagit County, Washington.
9. Assessments, if any, levied by City of Mount Vernon.
10. City, county or local improvement district assessments, if any.