



Skagit County Auditor
9/3/2015 Page

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5

\$76.00
3:37PM

When recorded return to:
Colleen R. Higbee and Robert N. Higbee
418 South 38th Place
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245375930

CHICAGO TITLE
620025079

STATUTORY WARRANTY DEED

THE GRANTOR(S) Erich M. Preissler and Heather R. Preissler, husband and wife

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

in hand paid, conveys, and warrants to Colleen R. Higbee and Robert N. Higbee, wife and husband

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

Lot 3, Park Ridge Division II, according to the plat thereof, recorded in Volume 15 of Plats, pages 187 and 188, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P105884, 4634-000-003-0002,

Subject to:

. SEE ATTACHED EXHIBIT A AND BY THIS REFERENCE MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20150903
SEP 03 2015

Amount Paid \$ 78.22
Skagit Co. Treasurer
By *MM* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 1, 2015

Erich M. Preissler

[Signature]

Heather R. Preissler

State of _____
_____ of _____

I certify that I know or have satisfactory evidence that Erich M. Preissler is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

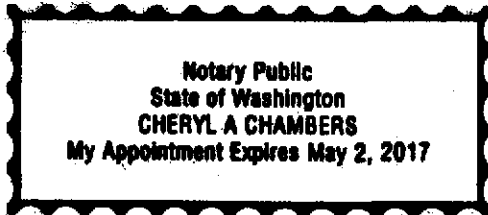
State of Washington
_____ County of Chelan

I certify that I know or have satisfactory evidence that Heather R. Preissler is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 1, 2015

[Signature]

Name: Cheryl A Chambers
Notary Public in and for the State of Washington
Residing at: East Wenatchee WA
My appointment expires: May 2, 2017



STATUTORY WARRANTY DEED
(continued)

Dated: September 1, 2015



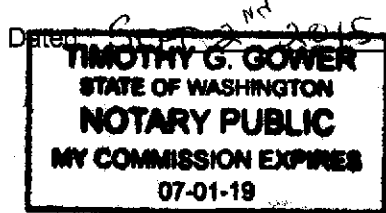
Erich M. Preissler


X

Heather R. Preissler

State of WASHINGTON
COUNTY of KING

I certify that I know or have satisfactory evidence that Erich M. Preissler is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.




Name: Timothy G. Gower
Notary Public in and for the State of WASHINGTON
Residing at: SEATTLE
My appointment expires: 7-01-2019

State of _____
_____ of _____

I certify that I know or have satisfactory evidence that Heather R. Preissler is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

EXHIBIT A

Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: All necessary slopes for cuts and fills
Affects: Any portions of said Land which abut upon streets, avenues, alleys, and roads

Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 17, 1992
Auditor's No.: 9209170092, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A strip of land 10 feet in width across all lots in said plat. Said strip being parallel with and coincident with all streets in said plat

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 Park Ridge Division II:

Recording No: 199408110044

Agreement, including the terms and conditions thereof, entered into;
By: Jeanne McNeil
And Between: T.H.S., Inc.
Recorded: February 3, 1993
Auditor's No.: 9302030154, records of Skagit County, Washington
Providing: Access and utilities

Agreement, including the terms and conditions thereof, entered into;
By: City of Mount Vernon, a municipal corporation
And Between: T.H.S., Inc.
Recorded: October 19, 1993
Auditor's No.: 9310190088, records of Skagit County, Washington
Providing: Power of attorney and agreement regarding information of local improvement district

Covenants, conditions, and restrictions contained in declaration(s) 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: August 31, 1994
Auditor's No(s): 9408310034, records of Skagit County, Washington
Executed By: THS, Inc., a Washington corporation

Said instrument is a re-recording of instrument (s);
Recorded: October 22, 1993
Auditor's File No(s): 9310220080, records of Skagit County, Washington

AMENDED by Instrument(s):
Recorded: August 31, 1994
Auditor's No(s): 9408310035, records of Skagit County, Washington

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: August 31, 1994

Auditor's No(s): 9408310034, records of Skagit County, Washington

Imposed By: The Summer Ridge Owners' Association

Said instrument is a re-recording of instrument(s);

Recorded: December 22, 1993

Auditor's File No(s): 9312220090, records of Skagit County, Washington

City, county or local improvement district assessments, if any.

Dues, charges and assessments, if any, levied by Summer Ridge Owners Association.

Liability to future assessments, if any, levied by City of Mount Vernon.

This disclosure applies to parcels designated or within 1 mile of designated agricultural – land or designated or within ¼ mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.