

When recorded return to:
Gregory C. Loomis and Joy L. Loomis
2420 Kylee Court
Mount Vernon, WA 98274



Skagit County Auditor
9/18/2015 Page 1 of 4 \$75.00
4 11:14AM

Filed for record at the request of:
TICOR TITLE COMPANY
2825 Colby Ave, Ste. 300
Everett, WA 98201

Escrow No.: 70030533

STATUTORY WARRANTY DEED

THE GRANTOR(S) Royse Cozzens and Vanessa Cozzens, 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 Gregory C. Loomis and Joy L. Loomis, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 32, Skagit View Estates, according to the plat thereof, recorded November 15, 2002, under
Auditor's File No. 200211150098, records of Skagit County, Washington.

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

Tax Parcel Number(s): P119845, 4805-000-032-0000,

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

Dated: September 15, 2015

Royse Cozzens
Royse Cozzens
Vanessa Cozzens
Vanessa Cozzens

2015 3785
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 18 2015

Amount Paid \$ 4703.76
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of _____

I certify that I know or have satisfactory evidence that

Royce Cozzens and Vanessa Cozzens
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 17 September 2015



Name: Crystal Smith
Notary Public in and for the State of WA
Residing at: Camano Island
My appointment expires: 12-3-16



EXHIBIT "A"

Exceptions

1. 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 SKAGIT VIEW ESTATES:**

Recording No.: 200211150098
2. 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 14, 2002
Recording No.: 200211140201
3. 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: March 13, 2002
Recording No.: 200203190104
4. Agreement including the terms, covenants and provisions thereof;

Executed by: City of Mount Vernon
Recording Date: March 12, 1997
Recording No.: 9703120087
5. Agreement including the terms, covenants and provisions thereof;

Executed by: City of Mount Vernon
Recording Date: March 12, 1997
Recording No.: 9703120088
6. Reservations and Restrictions set forth in instruments recorded under Auditor's File Nos. 667911 & 667912, records of Skagit County, Washington
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress, egress and utilities
Recording Date: April 13, 1965
Recording No.: 666097
Affects: Said premises and other property
8. Reservation in favor of Hamilton Farm and Timber Company to drain an adjacent tract into ditch, as disclosed by deed

Recording Date: November 25, 1933
Recording No.: 259092
9. Terms and conditions set forth in special use permit for a storm water detention pond;

Recording Date: August 12, 1996
Recording No.: 9608120096
10. 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,

EXHIBIT "A"

Exceptions
(continued)

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: September 4, 2003
Recording No.: 200309040054