



Skagit County Auditor \$74.00
10/15/2015 Page 1 of 2 1:57PM

When recorded return to:
Guo Lun Wu and Yan Ling Li
3918 Montgomery Court
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620024680

CHICAGO TITLE
620024680 STATUTORY WARRANTY DEED

THE GRANTOR(S) Dean Shellan and Karen L. Shellan, 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 Guo Lun Wu and Yan Ling Li, husband and wife

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

Lot 12, PARK CREST, DIVISION I, according to the plat thereof recorded in Volume 14 of Plats,
pages 128 and 129, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P83938, 4533-000-012-0004

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620024680, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: October 6, 2015

Dean Shellan
Dean Shellan

Karen L. Shellan
Karen L. Shellan

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20154211
OCT 15 2015

Amount Paid \$ 7659.⁰⁰
Skagit Co. Treasurer
By nm Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Dean Shellan and Karen L. Shellan
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: October 14, 2015



Marcia Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at: Sedro-Woolley
My appointment expires: 10/5/2016

SCHEDULE "B"

SPECIAL 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 Park Crest Division 1:
Recording No: 199003150046
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 15, 1989
Auditor's No(s): 8912150058, 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: The exterior 10 feet, parallel with and adjoining the street frontage of all lots and tracts.
3. Terms, covenants, conditions, notes and restrictions contained in City of Mount Vernon Short Plat No. MV-1-83, as follows:
Zoning – R-1, 13.5.
Sewer Disposal – Public sewer.
Water – P.U.D. No. 1.
The North 123 feet of Lots A and C (13,500) sq. ft.) is the area included for charge in lieu of assessment. The remaining portion of said Lots A and C shall be assessed at the time of any further subdivision by a plat, short plat division by testamentary provisions of the laws of descent and said assessment shall be levied at the time of proposed development and at the prevailing rates in effect at the time of the proposed development.
4. Terms, covenants, conditions, notes and restrictions contained in City of Mount Vernon Short Plat No. MV-20-81, as follows:
Sewer Disposal – Public sewer.
Water – P.U.D. No. 1.
Those minimum street improvements, as required under Section 16.32.034 E, adjoining Tract D in this Short Plat, shall be constructed at such time as one of the following conditions occur:
Building permit application for a residence on said Tract D.
Tract D is further subdivided by a plat or a short plat.
In the event an L.I.D. is proposed, requested or established by the City Mount Vernon.
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 4, 1989
Auditor's No(s): 8910040097, records of Skagit County, Washington
In favor of: City of Mount Vernon and Public Utility District No. 1
For: Public roadway, drainage, utilities and waterline
Affects: A 30 foot wide strip across plat
6. 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: March 23, 1990
Auditor's No(s): 9004230139, records of Skagit County, Washington
Said instrument is a re-recording of instrument (s);
Recorded: March 30, 1990
Auditor's File No(s): 9003300040, records of Skagit County, Washington
7. Assessments, if any, levied by City of Mount Vernon.
8. 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.