



201510160047

**When recorded return to:**

Lacey L. Huston  
814 Park Cottage Place  
Sedro Woolley, WA 98284

Skagit County Auditor \$76.00  
10/16/2015 Page 1 of 4 11:23AM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620025260

**CHICAGO TITLE**  
**620025260 STATUTORY WARRANTY DEED**

THE GRANTOR(S) Margene R. Washington, an unmarried person, as her separate estate for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Lacey L. Huston, an unmarried woman

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

Lot 6, PLAT OF PARK COTTAGES, according to the plat thereof recorded April 20, 2004, under Auditor's File No. 200404200129, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P121521 / 4834-000-006-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: October 15, 2015

*Margene R. Washington*  
\_\_\_\_\_  
Margene R. Washington

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**  
20154238  
OCT 16 2015

Amount Paid \$ 3386.00  
Skagit Co Treasurer  
By *[Signature]* Deputy

**STATUTORY WARRANTY DEED**

(continued)

State of WA  
County of Skagit

I certify that I know or have satisfactory evidence that Margene R. Washington 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: 10/15/15



Kellia Mayo  
Name: Kellia Mayo  
Notary Public in and for the State of WA  
Residing at: Sedro Woolley  
My appointment expires: 6/19/17

**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 23, 1953  
Auditor's No(s): 486220, 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: A portion of said premises

2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 12, 2004  
Auditor's No(s): 200401120257, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects:

Easement No. 1: All streets, road rights-of-way, and across easements as now or thereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

Easement No. 3: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of driveways as now or hereafter designed and platted.

3. 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 PARK COTTAGES:**

Recording No: 200404200129

4. Covenants, conditions, restrictions, and easements 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: April 20, 2004  
Auditor's No(s): 200404200131, records of Skagit County, Washington  
Executed By: J Rohi L.L.C., a Washington Limited Liability Company

5. Covenants, conditions, 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: April 21, 2004  
Auditor's No(s): 200404210113, records of Skagit County, Washington  
Executed By: Park Cottages Homeowners Association and the City of Sedro Woolley

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: April 20, 2004

**EXHIBIT "A"**

Exceptions  
(continued)

Auditor's No(s): 200404200131, records of Skagit County, Washington  
Imposed By: Park Cottages Property Homeowners Association

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Sedro Woolley.
9. Assessments, dues and charges, if any, levied by Park Cottages Property Homeowners Association.