



201511100043

When recorded return to:
Larry Vander Pol and Margaret Vander Pol
18380 Hickox Road
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.: 620025667

CHICAGO TITLE STATUTORY WARRANTY DEED

620025667

THE GRANTOR(S) Deborah Osburn Ridgeway, who acquired title as Deborah Osburn and Nicholas Ridgeway, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Larry Vander Pol and Margaret Vander Pol, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Lot 20, LITTLE MOUNTAIN ADDITION NO. 2, according to the plat thereof, recorded in Volume 15 of Plats, page 81 through 83, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P102992 / 4601-000-020-0009

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620025667, Schedule B, Special Exceptions, which are attached hereto and made a part hereof.

Dated: November 6, 2015

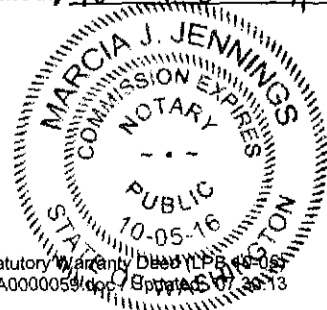
Deborah Osburn Ridgeway
Deborah Osburn Ridgeway

Nicholas Ridgeway
Nicholas Ridgeway

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Deborah Osburn Ridgeway and Nicholas Ridgeway 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: November 9, 2015



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

2015 4607
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 10 2015
Amount Paid \$ 3031.00
By MF Skagit Co. Treasurer Deputy

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Restriction contained in deed
Recording Date: December 8, 1989
Recording No.: 8912080068
As Follows: Property shall not at any time be used for a Retirement Center or Senior Housing Project
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 LITTLE MOUNTAIN ADDITION NO. 2:
Recording No: 9305050045
3. 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: September 21, 1993
Auditor's No(s): 9309210090, records of Skagit County, Washington
Executed By: Alvin Rainbolt and Judy Rainbolt, husband and wife
4. Power of Attorney and Agreement Regarding Formation of Local Improvement District, including the terms and conditions thereof; entered into:
By: Alvin Rainbolt and Judy Rainbolt, husband and wife
And Between: City of Mt. Vernon
Recorded: August 18, 1992
Auditor's No.: 9208180004, records of Skagit County, Washington
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 LITTLE MOUNTAIN ADDITION:
Recording No: 9110170035
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Nordco Group LLC etal
Purpose: Sanitary sewer, storm water and other utilities
Recording Date: January 4, 2005
Recording No.: 200501040003
Affects: Portion of said premises
7. Assessments, if any, levied by City of Mount Vernon.
8. City, county or local improvement district assessments, if any.
9. 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.