



Skagit County Auditor  
11/19/2015 Page 1 of 3 1:19PM \$75.00

**When recorded return to:**  
Daniel Cooney and Rachel Cooney  
3615 Carol Place  
Mount Vernon, WA 98273

Filed for record at the request of:



425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620024379A

**CHICAGO TITLE**  
**620024379A STATUTORY WARRANTY DEED**

THE GRANTOR(S) Timothy J. Raschko and Nancy A. Raschko, 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 Daniel Cooney and Rachel Cooney, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

**PARCEL A:**

Tract 2 of SKAGIT COUNTY SHORT PLAT NO. 92-043, as approved December 14, 1992, and  
recorded December 15, 1992, under Auditor's File No. 9212150044, records of Skagit County,  
Washington; being a portion of Tracts A and D of Skagit County Short Plat No. 16-71 in the  
Southwest Quarter of the Northeast Quarter and a portion of the East 11 acres of the North Half of  
the Southwest Quarter of the Northeast Quarter of Section 9, Township 34 North, Range 4 East of  
the Willamette Meridian.

Situated in Skagit County, Washington.

**PARCEL B:**

A non-exclusive easement for ingress, egress and utilities over, under and across Carol Lane  
delineated on the face of Skagit County Short Plat No. 92-043, as approved December 14, 1992,  
and recorded December 15, 1992, under Auditor's File No. 9212150044, records of Skagit County,  
Washington; being a portion of Tracts A and D of Skagit County Short Plat No. 16-71 in the  
Southwest Quarter of the Northeast Quarter and a portion of the East 11 acres of the North Half of  
the Southwest Quarter of the Northeast Quarter of Section 9, Township 34 North, Range 4 East of  
the Willamette Meridian;

EXCEPT that portion thereof lying within Lot 2.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P102204 / 340409-0-025-0500

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620024379A, Schedule B, Special Exceptions, which are attached  
hereto and made a part hereof.

Dated: November 16, 2015

\_\_\_\_\_  
Timothy J. Raschko  
  
\_\_\_\_\_  
Nancy A. Raschko

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20154715  
NOV 19 2015

Amount Paid \$ 7837.<sup>00</sup>  
Skagit Co. Treasurer  
By *MAM* Deputy

STATUTORY WARRANTY DEED  
(Continued)

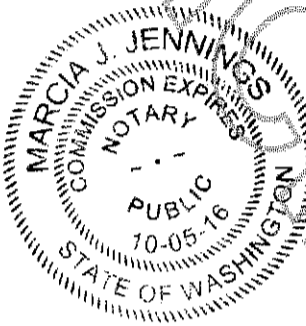
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Timothy J. Raschko and Nancy A. Raschko  
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/hers/theirs) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: November 18, 2015

Marcia J. Jennings

Name: Marcia J. Jennings  
Notary Public in and for the State of Washington  
Residing at: Sedro-Woolley  
My appointment expires: 10/15/2016



## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: August 5, 1992  
Auditor's No.: 9208050137, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances  
Affects: The exterior 10 feet adjacent to street
  
2. 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 SKAGIT COUNTY SHORT PLAT NO. 92-043:  
  
Recording No: 9212150044
  
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: December 24, 1992  
Auditor's No(s): 9212240086, records of Skagit County, Washington  
Executed By: Michael C. Grandy
  
4. Terms, conditions, and restrictions of that instrument entitled Skagit County Conditional Agreement - Alternative Sewage System Installations;  
Recorded: March 4, 1993  
Auditor's No(s): 9303040068, records of Skagit County, Washington
  
5. Notice of On-Site Sewage System Maintenance Agreement Requirement and the terms and conditions thereof:  
  
Recording Date: March 22, 2011  
Recording No.: 201103220095
  
6. City, county or local improvement district assessments, if any.
  
7. 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.