



201512090066

Skagit County Auditor

\$76.00

12/9/2015 Page

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4 1:30PM

When recorded return to:

Blake Schluter and Tamara Schluter
2509 S 15th Street
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.: 620025499

CHICAGO TITLE

620025499

STATUTORY WARRANTY DEED

THE GRANTOR(S) Craig E. Caulk and Tiffany M. Caulk, 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 Blake Schluter and Tamara Schluter, husband and wife

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

Parcel A:

Lot 4, Skagit View Estates, as recorded November 15, 2002, under Auditor's File No.
200211150098, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Parcel B:

A non-exclusive easement for ingress and egress as delineated on the face of Skagit View
Estates, as 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): P119817 / 4805-000-004-0000,

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620025499, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: December 3, 2015


Craig E. Caulk

12/08/15


Tiffany M. Caulk

12/8/15

SKAGIT COUNTY WASHINGTON**REAL ESTATE EXCISE TAX**

20154961

DEC 09 2015

Amount Paid \$ 4762.94
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED

(continued)

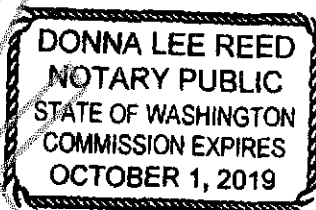
State of WASHINGTON

County of Skagit

I certify that I know or have satisfactory evidence that Craig E. Caulk and Tiffany M. Caulk are the person(s) who appeared before me, and said person(s) acknowledged that they signed this of instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12/8/15

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Wauville, WA
My appointment expires: 10/1/2019



SCHEDULE "B"

SPECIAL EXCEPTIONS

1. 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 **SKAGIT VIEW ESTATES:**
Recording No: 200211150098
2. 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: November 14, 2002
Auditor's No(s): 200211140201, records of Skagit County, Washington
Executed By: Mount Vernon Pacific West
3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: March 13, 2002
Auditor's No.: 200203190104, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
4. Agreement, including the terms and conditions thereof, entered into;
By: City of Mount Vernon
And Between: Gretchen D. Mattison, as Trustee of the Gretchen D. Mattison Trust
Recorded: March 12, 1997
Auditor's No.: 9703120087, records of Skagit County, Washington
Providing: Utility and Access Easement Agreement
5. Agreement, including the terms and conditions thereof, entered into;
By: City of Mount Vernon
And Between: Gretchen D. Mattison as Trustee of the Gretchen D. Mattison Trust
Recorded: March 12, 1997
Auditor's No.: 9703120088, records of Skagit County, Washington
Providing: City of Mount Vernon Annexation for Agreement
6. Reservations and Restrictions set forth in instruments recorded under Auditor's File No. 667911 and 667912, records of Skagit County, Washington.
7. Easement for ingress, egress and utilities reserved by Alfred J. Gritz, as disclosed by deed recorded April 13, 1965, under Auditor's File No. 666097, records of Skagit County, Washington.
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 recorded November 25, 1933, under Auditor's File No. 259092, records of Skagit County, Washington.
9. Terms and conditions set forth in special use permit for a storm water detention pond, and recorded August 12, 1996, under Auditor's File No. 9608120096, records of Skagit County, Washington.

SCHEDULE "B"

Special Exceptions (continued)

10. Declaration of Easement, including the terms, covenants and provisions thereof;

Recording Date: February 18, 2004
Recording No.: 200402180055

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Utility systems
Recording Date: August 16, 2004
Recording No.: 200408160144
Affects: Portion of said premises

12. City, county or local improvement district assessments, if any.

13. Assessments, if any, levied by City of Mount Vernon.

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.