



201512100033

Skagit County Auditor

\$74.00

12/10/2015 Page

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2 11:38AM

**When recorded return to:**Joseph S. Lotze  
2615 Northwoods Loop 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.: 620025744**CHICAGO TITLE****620025744****STATUTORY WARRANTY DEED**

THE GRANTOR(S) Avery N. Martin and Carley M. Martin, 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 Joseph S. Lotze, a single man

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

Lot 29, Plat of North Woods, according to the plat thereof, recorded February 13, 2003, under  
Auditor's File No. 200302130139, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P120048 / 4810-000-029-0000,

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620025744, Schedule B, Special Exceptions, which are attached hereto  
and made a part hereof.

Dated: December 7, 2015

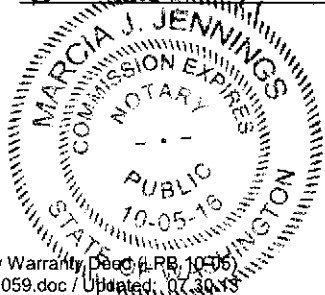
Avery N. Martin

Carley M. Martin

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Avery N. Martin and Carley M. Martin  
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: December 9, 2015



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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20154979

DEC 10 2015

Amount Paid \$4407.83

Skagit Co. Treasurer  
By Deputy

## SCHEDULE "B"

### SPECIAL EXCEPTIONS

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

Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution system and appurtenances thereto.  
Recording Date: November 6, 2001  
Recording No.: 200111060118  
Affects: Said premises and other property

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 North Woods:

Recording No.: 200302130139

3. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: February 13, 2003  
Recording No.: 200302130140

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 11, 2013  
Recording No.: 201303110164

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

Granted to: Puget Sound Power & Light Company  
Purpose: Underground electric transmission and/or distribution system and appurtenances thereto.  
Recording Date: February 13, 2003  
Recording No.: 200302130140

5. Covenant to Change of Grade, including the terms, covenants and provisions thereof;

Recording Date: December 19, 2001  
Recording No.: 200112190134

6. Assessments, if any, levied by Northwoods Homeowners Association.

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

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

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.