

UNRECORDED



201601190091  
Skagit County Auditor  
1/19/2016 Page 1 of 4 \$76.00  
4 11:21AM

When recorded return to:  
Kyle M. List  
2300 Earl Court  
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.: 620025992

CHICAGO TITLE  
620025992 STATUTORY WARRANTY DEED

Nelsen

THE GRANTOR(S) Tore J. Nelsen, a married man, as his separate estate and and Gregory H. Nelsen  
and Marie A. Nelsen, Husband and Wife  
Nelsen  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Kyle M. List, an unmarried man

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

Lot 28 PLAT OF JASMINE PLACE, according to the plat thereof recorded February 28, 2002,  
under Auditor's File No. 200202280026, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P118986 / 4791-000-028-0000,

Subject to:

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

Dated: January 11, 2016

*Tore J. Nelsen*

Tore J. Nelsen

*Tonica Nelsen*

Tonica Nelsen

*Gregory H. Nelsen by Tore J. Nelsen*

Gregory H. Nelsen By Tore J. Nelsen his Attorney in fact

*Marie A. Nelsen by Tore J. Nelsen*

Marie A. Nelsen by Tore J. Nelsen, Her Attorney in Fact  
Nelsen

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016 148

JAN 19 2016

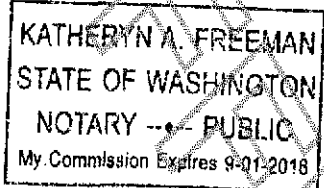
Amount Paid \$ 3814.00  
Skagit Co. Treasurer  
By *MAM* Deputy

STATUTORY WARRANTY DEED  
(continued)

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Tonica Nelsen is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 14, 2016

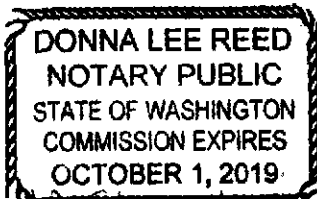


Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish CO  
My appointment expires: 9-01-2018

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Tore J. Nelsen is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1/13/16



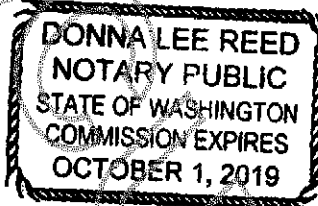
Donna Lee Reed  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Marysville, WA  
My appointment expires: 10/1/2019

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Tore J. Nelsen is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Gregory H. Nelsen and Marie A. Nelsen and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1/13/16

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



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: February 4, 1991  
Auditor's No(s): 9102040072, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company
  
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 5, 1991  
Auditor's No(s): 9103050066, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
  
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 24, 2001  
Auditor's No(s): 200108240008, records of Skagit County, Washington  
In favor of: City of Mount Vernon  
For: A public sidewalk together with the right to construct, maintain, and replace said sidewalk, and together with rights of access over and through said easement area at any and all times for the purpose of doing anything necessary, useful, or convenient for the enjoyment of the easement hereby granted
  
4. Easement, including the terms and conditions thereof, created by instrument;  
Recorded: September 6, 2001  
Auditor's No.: 200109060034, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road 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: All areas located within a 10 feet perimeter of the exterior surface of all ground mounted vaults and transformers.  
  
Easement No. 4: No vehicular access, parking or driven surfaces shall be located within a 5 foot perimeter or all of Grantees' ground-mounted or semi-buried vaults, pedestals, transformers and/or handholds
  
5. Exceptions and reservations as contained in instrument;  
Recorded: August 17, 1900  
Auditor's No.: 34055, records of Skagit County, Washington  
Executed By: W.M. Lindsey and Emma S. Lindsey, his wife  
As Follows: All coal and other minerals are reserved and excepted from this conveyance
  
6. 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 JASMINE PLACE:**  
  
Recording No: 200202280026
  
7. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does

**EXHIBIT "A"**

**Exceptions  
(continued)**

not discriminate against handicap persons;

Dated: December 12, 2001

Recorded: December 24, 2001

Auditor's No(s): 200112240134, records of Skagit County, Washington

Executed By: Northern Reign Development Company, L.L.C.

8. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;

Recorded: February 28, 2002

Auditor's No(s): 200202280025, records of Skagit County, Washington

Executed By: Northern Reign Development

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

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