

When recorded return to:  
Wendy C. LaRocque and Edward LaRocque  
4001 Montgomery Court  
Mount Vernon, WA 98274



Skagit County Auditor \$76.00  
1/20/2016 Page 1 of 4 3:33PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620025570

CHICAGO TITLE  
620025570 STATUTORY WARRANTY DEED

THE GRANTOR(S) Josef Struck and Margaret M. Struck, unmarried and each as to\*\*  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
A Married Couple  
in hand paid, conveys, and warrants to Wendy C. LaRocque and Edward LaRocque, wife and husband  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 4, PLAT OF PARK CREST DIVISION I, according to the plat thereof recorded in Volume 14 of  
Plats, pages 128 and 129, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

\*\* separate estate

Tax Parcel Number(s): P83930 / 4533-000-004-0004

Subject to:

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

Dated: January 11, 2016

J. D. Struck  
Josef Struck  
Margaret M. Struck  
Margaret M. Struck

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2016113  
JAN 20 2016

Amount Paid \$ 6502.<sup>00</sup>  
Skagit Co. Treasurer  
By hdm Deputy

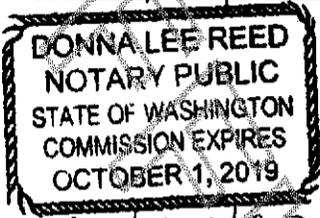
STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON  
County of Skagit

I certify that I know or have satisfactory evidence that Josef Struck 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: 11/14/16

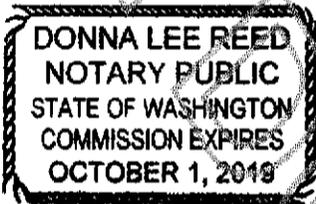


Donna Lee Reed  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Maysonville, WA  
My appointment expires: 10/1/2019

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Margaret M. Struck 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: 11/15/19



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

**EXHIBIT "A"**  
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 PLAT OF PARK CREST DIV. 1

Recording No: 9003150046

2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: December 15, 1989  
Auditor's No(s): 8912150058, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: The exterior 10 feet, parallel with and adjoining the street frontage of all lots and tracts
3. Terms, covenants, conditions, notes and restrictions contained in City of Mount Vernon Short Plat No. MV-1-83, as follows:
- A. Zoning – R-1, 13.5.
  - B. Sewer Disposal – Public sewer.
  - C. Water – P.U.D. No. 1.
  - D. The North 123 feet of Lots A and C (13,500) sq. ft.) is the area included for charge in lieu of assessment. The remaining portion of said Lots A and C shall be assessed at the time of any further subdivision by a plat, short plat division by testamentary provisions of the laws of descent and said assessment shall be levied at the time of proposed development and at the prevailing rates in effect at the time of the proposed development.
4. Terms, covenants, conditions, notes and restrictions contained in City of Mount Vernon Short Plat No. MV-20-81, as follows:
- A. Sewer Disposal – Public sewer.
  - B. Water – P.U.D. No. 1.
  - C. Those minimum street improvements, as required under Section 16.32.034 E, adjoining Tract D in this Short Plat, shall be constructed at such time as one of the following conditions occur:
    - 1) Building permit application for a residence on said Tract D.
    - 2) Tract D is further subdivided by a plat or a short plat.
    - 3) In the event an L.I.D. is proposed, requested or established by the City of Mount Vernon.
5. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 4, 1989  
Auditor's No(s): 8910040097, records of Skagit County, Washington  
In favor of: City of Mount Vernon and Public Utility District No. 1  
For: Public roadway, drainage, utilities and waterline  
Affects: A 30 foot wide strip across plat
6. Covenants, conditions, restrictions, and easements 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: March 23, 1990  
Auditor's No(s): 9004230139, records of Skagit County, Washington

Said instrument is a re-recording of instrument (s);

**EXHIBIT "A"**

Exceptions  
(continued)

Recorded: March 30, 1990

Auditor's File No(s): 9003300040, records of Skagit County, Washington

7. Assessments, if any, levied by City of Mount Vernon.
8. City, county or local improvement district assessments, if any.