

POOR ORIGINAL

When recorded return to:
Patrick Peters and Mary Peters
22456 Los Rogues Drive
Santa Clarita, CA 91350



Skagit County Auditor \$76.00
1/29/2016 Page 1 of 4 2:54PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245379040

CHICAGO TITLE

620026082

STATUTORY WARRANTY DEED

THE GRANTOR(S) Martin G. Moody, Sr, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Patrick Peters and Mary Peters, husband and wife and Jennifer Peters, ~~an unmarried woman~~, a single woman

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

Lot 40, PLAT OF LOGAN CREEK P.U.D., according to the plat thereof, recorded in Volume 12 of Plats, page 56 and 57, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P81417,

Subject to:

Subject to Exhibit "A" attached hereto.

2016308
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 29 2016

Amount Paid \$ 3093.30
By Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 21, 2016

Martin G. Moody, Sr.
Martin G. Moody, Sr

State of WASHINGTON
County of ~~SKagit~~ Pierce

I certify that I know or have satisfactory evidence that Martin G. Moody, Sr 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: 1-28-2016

Deborah V. Lister
Name: Deborah V. Lister
Notary Public in and for the State of WA
Residing at: Auburn, WA
My appointment expires: 10-20-2017

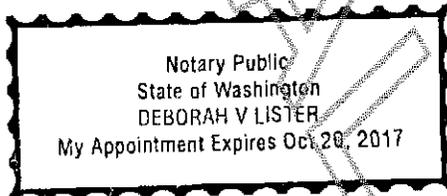


EXHIBIT "A"

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 LOGAN CREEK P.U.D.:

Recording No: 7905020014

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

Granted to: City of Mount Vernon
Purpose: Sewer line
Recording Date: October 15, 1974
Recording No.: 808876
Affects: The exact location and extent of said easement is undisclosed of record

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: October 24, 1980
Recording No.: 8010240039

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 17, 1984 and March 11, 1986
Recording No.: 8405170054 and 8603110028

Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Recording Date: October 24, 1980
Recording No.: 8010240039 and any amendments

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 2, 1994
Auditor's No(s): 9411020072, records of Skagit County, Washington
In favor of: Guy E. Dreadin and James J. Duffy (further called JEM Construction)
For: Storm drainage easement for a pipe outlet to Logan Creek, together with the cut and fill slopes, with necessary appurtenances to allow installation of the outlet pipe over, through, and across the following described property
Affects: The North 25 feet of the most Southerly 205 feet, East of Logan Creek

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: November 2, 1994

Auditor's No(s): 9411020073, records of Skagit County, Washington

In favor of: Guy E. Dreadin and James J. Duffy (further called JEM Construction)

For: A temporary construction easement for cut and fill slopes, with necessary appurtenances over, through, across and upon the following described property

Affects: That portion of land lying South of a line 350.00 feet North and parallel with the Southerly line of said Tract A most

Declaration of Easements and Joint Maintenance Agreement;

By: Purcell Enterprises, Inc., a Washington corporation

And between: Mt. Baker Mutual Savings Bank

Dated: October 24, 1980

Recorded: October 24, 1980

Auditor's No.: 8010240040, records of Skagit County, Washington

Affects: The Northerly portion of said premises and other property

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

Quit Claim Deed;

Recorded: July 1, 2003

Auditor's No.: 200307010194, records of Skagit County, Washington

For: The purpose of creating a non-exclusive easement for access purposes for the benefit of Lots 33 through 43, LOGAN CREEK PUD

Affects: The North 15 feet of Lot 40