



201604210059

Skagit County Auditor \$76.00  
4/21/2016 Page 1 of 4 11:45AM

When recorded return to:  
Chad Collier and Kelsi Collier  
2609 River Vista Loop  
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.: 620026313

**CHICAGO TITLE**  
620026313

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jerrad B. Ely and Katherine L. Ely, 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 Chad Collier and Kelsi Collier, husband and wife

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

Lot 23, PLAT OF NORTH HILL PUD, according to the plat thereof, recorded May 5, 2005, under Auditor's File No. 200505050094, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P122823 / 4855-000-023-0000

Subject to:

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

Dated: April 13, 2016

\_\_\_\_\_  
Jerrad B. Ely

\_\_\_\_\_  
Katherine L. Ely

20160421  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 21 2016

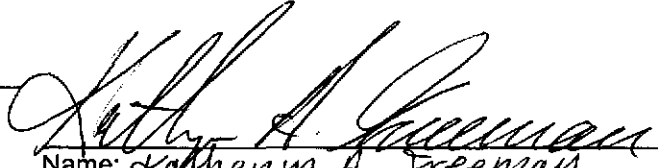
Amount Paid \$ 6947.00  
Skagit Co. Treasurer  
By MF Deputy

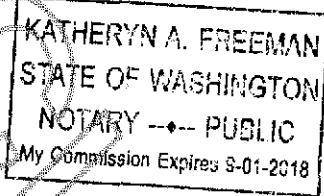
**STATUTORY WARRANTY DEED**  
(continued)

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Jerrad B. Ely and Katherine L. Ely are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 18, 2014

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



**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, and restrictions contained in instrument(s), 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: April 18, 1968  
Auditor's No(s): 712627, records of Skagit County, Washington  
Executed By: Dorthea Anderson  
  
Said instrument is a re-recording of instrument (s);  
Auditor's No(s): 712212, records of Skagit County, Washington
2. Easement, including the terms and conditions thereof, reserved by instrument(s);  
Recorded: November 12, 1981  
Auditor's No(s): 8111120001, records of Skagit County, Washington  
In favor of: Paul Hamburg and Flora Hamburg  
For: Storm Drainage
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 6, 2001  
Auditor's No(s): 200111060117, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances
4. Terms, conditions, and restrictions of that instrument entitled Consent to Change Grade;  
Recorded: December 19, 2001  
Auditor's No(s): 200112190136, records of Skagit County, Washington
5. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: May 14, 2004  
Auditor's No.: 200405140159, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances  
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
6. Covenants, conditions, and restrictions contained in instrument(s), 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: October 5, 2004  
Auditor's No(s): 200410050029, records of Skagit County, Washington  
Executed By: Judy Peterson  
As Follows:  
The herein described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary line adjustment is not for the purpose of creating an additional building lot.
7. 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 NORTH HILL PUD :  
Recording No: 200505050094
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

**EXHIBIT "A"**

**Exceptions  
(continued)**

covenant or restriction is permitted by applicable law;

Recorded: May 5, 2005

Auditor's No(s): 200505050093, records of Skagit County, Washington

Executed By: Hansell Mitzel Homes LLC

9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: May 5, 2005

Auditor's No(s): 200505050093, records of Skagit County, Washington

Imposed By: Hansell Mitzel Homes LLC

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

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

12. Assessments, if any, levied by The North Hill Homeowner's Association.