

**When recorded return to:**

Earl Striegel, Jr.  
413 East State Street  
La Conner, WA 98257



201605160120

Skagit County Auditor  
5/16/2016 Page

1 of

\$78.00  
6 12:06PM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620027128

**CHICAGO TITLE**  
620027128

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Richard T. Mosier and Esther B. Mosier, 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 Earl Striegel, Jr., an unmarried person

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

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

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

Unit(S): 413 Condo: FIRST AMENDMENT FOR STATE STREET TOWNHOMES CONDO  
Tax/Map ID(s):

Tax Parcel Number(s): P107835 / 4664-000-413-0000,

Subject to:

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

2016 1907  
**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**

**MAY 16 2016**

Amount Paid \$ 4544.<sup>00</sup>  
By *mf* Skagit Co. Treasurer Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 9, 2016

Richard T. Mosier

Richard T. Mosier

Esther B. Mosier

Esther B. Mosier

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Richard T. Mosier and Esther B. Mosier 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: May 12, 2016

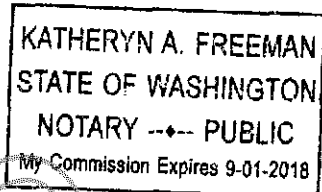
Kathryn A. Freeman

Name: Kathryn A. Freeman

Notary Public in and for the State of WA

Residing at: Snohomish CO

My appointment expires: 9-01-2018



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P107835 / 4664-000-413-0000**

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Unit 413 of FIRST AMENDMENT TO SURVEY MAP AND PLANS FOR STATE STREET TOWNHOMES CONDOMINIUM (ADDING PHASE II), according to the Declaration thereof, recorded January 24, 1995 under Auditor's File No. 9501240050 and amended September 29, 1995 under Auditor's File No. 9509280039, and as delineated on that certain "Survey Map of Plans", recorded in Volume 16 of Plats, pages 76 through 79, records of Skagit County, Washington.

Situated in Skagit County, Washington

**EXHIBIT "B"**  
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: October 20, 1989  
Auditor's No(s): 8910200087, records of Skagit County, Washington  
In favor of: LaConner Apartment L.P., a Limited Partnership  
For: Ingress, egress and utilities  
Affects: the West 12 feet
  
2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: November 13, 1989  
Auditor's No.: 8911130045, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances
  
3. 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 LACONNER SHORT PLAT NO. 91-07 LC:  
  
Recording No: 9109230121
  
4. 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 STATE STREET TOWNHOMES CONDOMINIUM:  
  
Recording No: 9501240049
  
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: August 7, 1995  
Auditor's No(s): 9508070081, records of Skagit County, Washington  
For: For all utilities, including but not limited to power, natural gas, water sewer and cable  
Affects: The West 20 feet of the East 70 feet of Tract "D" of LaConner Short Plat No. 92-07, as described above  
  
Said instrument is a re-recording of instrument (s);  
Recorded: November 3, 1994  
Auditor's File No(s): 9411030043, records of Skagit County, Washington

## EXHIBIT "B"

### Exceptions (continued)

6. Covenants, conditions and restrictions 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: January 24, 1995

Recording No.: 9510240050

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 28, 1995

Recording No.: 9509280039

7. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: September 28, 1995  
Auditor's No(s): 9509280041, records of Skagit County, Washington  
In favor of: Town of LaConner  
For: Public/pedestrian right-of-way placement, repair and maintenance of curbs, gutters and sidewalks thereof, and for utility purposes

8. 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 FIRST AMENDMENT TO SURVEY MAP AND PLANS FOR STATE STREET TOWNHOMES CONDOMINIUM:

Recording No: 9509280040

9. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: December 18, 1995  
Auditor's No(s): 951280108, records of Skagit County, Washington  
For: The Town shall have the right, without prior institution of any suit or proceeding at law, at times as may be necessary, to by the Grantor and his assigns and successors for the purpose of installing, construction, operating, maintaining, removing, connections and appurtenances thereto, together with the right of ingress to and egress from said property for the foregoing purpose.  
Affects: The West 20 feet of the East 70 feet of Lot D and a portion of Lot C of City of LaConner Short Plat No. 91-07, recorded September 23, 1991 in Volume 10 of Short Plats, Page 9, under Auditor's File No. 919230121, records of Skagit County, Washington

## EXHIBIT "B"

### Exceptions (continued)

10. Assessments or charges and liability to further assessments or charges, including the terms, covenants and provisions thereof, disclosed in instrument(s);  
Recorded: January 24, 1995  
Auditor's No(s): 9501240050, records of Skagit County, Washington  
Imposed By: Unit Owners Association of State Street Townhouse Condominium

An assignment of the beneficial interest under said deed of trust which names:

Assignee: JPMorgan Chase Bank, N.A.  
Recording Date: December 6, 2013  
Recording No.: 201312060031

11. Assessments, if any, levied by Unit Owners Association of State Street Townhome Condominium.
12. Assessments, if any, levied by City of LaConner.
13. City, county or local improvement district assessments, if any.