

When recorded return to:  
Kathleen N. McCabe and James V. McCabe  
3814 Moody Court  
Mount Vernon, WA 98274



Skagit County Auditor \$76.00  
6/3/2016 Page 1 of 4 11:19AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620027232

CHICAGO TITLE  
620 027232

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Guy Anderson and Kim Anderson, *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 Kathleen N. McCabe and James V. McCabe, a married couple  
the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 7, PLAT OF EDMOOR ESTATES, according to the plat thereof, recorded in Volume 16 of  
Plats, pages 62 through 64, records of Skagit County, Washington.  
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P107393/4658-000-007-0006

Subject to:

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


2016 2250  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 03 2016  
Amount Paid \$ 8903.00  
Skagit Co. Treasurer  
By *MF* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 19, 2016


  
Guy Anderson

  
Kim Anderson

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Guy Anderson and Kim Anderson 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: June 2, 2016

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

KATHERYN A. FREEMAN  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 9-01-2018

**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 EDGEMOOR ESTATES:**

Recording No: 9507240083

2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: September 20, 1993  
Auditor's No.: 9309200095, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Right-of-way No. 1: Being located as constructed or to be constructed on the North 10 feet.

Right-of-way No. 2: A strip of land 10 feet in width across all lots, tracts, and spaces located within the above described property being parallel with and coincident with the boundaries of all private, public streets, and road rights-of-way.

Right-of-way No. 3: Being located as constructed or to be constructed on the 60-foot proposed roadway.

3. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: August 26, 1994  
Auditor's No.: 9408260093, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Right-of-way No. 1: Being located as constructed or to be constructed on the North 10 feet.

Right-of-way No. 2: A strip of land 10 feet in width across all lots, tracts, and spaces located within the above described property being parallel with and coincident with the boundaries of all private, public streets, and road rights-of-way.

Right-of-way No. 3: Being located as constructed or to be constructed on the 60-foot proposed roadway.

## EXHIBIT "A"

### Exceptions (continued)

4. Agreement, including the terms and conditions thereof; entered into;  
By: City of Mount Vernon  
And Between: Jeanne McNeil  
Recorded: August 6, 1993  
Auditor's No.: 9308060019, records of Skagit County, Washington  
Providing: Mitigation payments
5. Covenants, conditions, easements 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: February 22, 1996  
Auditor's No(s): 9602220056, records of Skagit County, Washington  
Executed By: Seapoint Homes G.P.
6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: February 22, 1996  
Auditor's No(s): 9602220056, records of Skagit County, Washington  
Imposed By: Seapoint Homes G.P.
7. Assessments, if any, levied by City of Mount Vernon.
8. City, county or local improvement district assessments, if any.
9. Assessments, dues and charges, if any, levied by Edgemoor Estates.