



When recorded return to:
Jason H. Powers and Sheila Pillai Powers
4203 Montgomery Place
Mount Vernon, WA 98274

Skagit County Auditor \$76.00
6/6/2016 Page 1 of 4 1:45PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026927

CHICAGO TITLE
620026927

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nikorn R. Arunakul, a married person as his separate property for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Jason H. Powers and Sheila Pillai-Powers, a married couple the following described real estate, situated in the County of Skagit, State of Washington: Lot 47, 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.)

Tax Parcel Number(s): 83975/4533-000-047-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20167288
JUN 06 2016
Amount Paid \$ 7036.00
Skagit Co. Treasurer
By [Signature] Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: May 19, 2016

Nikorn R. Arunakul

Nikorn R. Arunakul

Joshua Arunakul

Joshua Arunakul

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Nikorn R. Arunakul and Joshua Arunakul are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be thier free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 3, 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

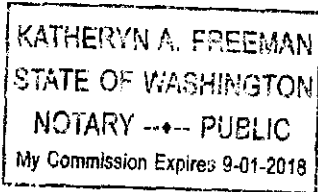


EXHIBIT "A"
Exceptions

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:

EXHIBIT "A"

Exceptions
(continued)

- 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);
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.