



201606160018

Skagit County Auditor

\$75.00

6/16/2016 Page

1 of

3 11:36AM

**When recorded return to:**

Rodolfo Diaz  
2520 South 18th Street  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620027191

**CHICAGO TITLE**

**620027191**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Nathan H Scholz and Kimarie Scholz, 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 Rodolfo Diaz, an unmarried person

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

Lot 37, "SKAGIT VIEW ESTATES" recorded November 15, 2002, under Auditor's File No. 200211150098, records of Skagit County, Washington;

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P119850 / 4805-000-037-0000,

Subject to:

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

Dated: June 14, 2016

Nathan H Scholz

Kimarie Scholz

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20162467

JUN 16 2016

Amount Paid \$ 4900.00

Skagit Co. Treasurer

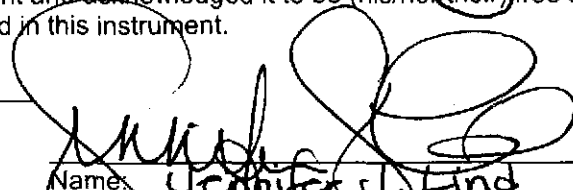
By *mm* Deputy

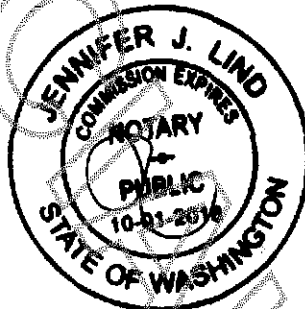
STATUTORY WARRANTY DEED  
(continued)

State of WA  
County of Skyagit

I certify that I know or have satisfactory evidence that  
NATHAN H. SCHOLZ AND KIMARIE SCHOLZ  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 6.15.16

  
Name: Jennifer J. Lind  
Notary Public in and for the State of WA  
Residing at: Bow  
My appointment expires: 10.01.18



**EXHIBIT "A"**  
Exceptions

1. Reservation in favor of Hamilton Farm and Timber Company to drain an adjacent tract into ditch, as disclosed by deed recorded November 25, 1933 under Auditor's File No. 259092.
2. Reservations and Restrictions set forth in instruments recorded under Auditor's File No. 667911 and 67912,
3. Easement for ingress, egress and utilities reserved by Alfred J. Gritz, as disclosed by deed recorded April 13, 1965 under Auditor's File No. 666097.  
Affects: Said premises and other property
4. Terms and conditions set forth in special use permit for a storm water detention pond, and recorded August 12, 1996 under Auditor's File No. 9608120096.
5. Agreement, including the terms and conditions thereof; entered into;  
By: City of Mount Vernon  
And Between: Gretchen D. Mattison, as Trustee of the Gretchen D. Mattison Trust  
Recorded: March 12, 1997  
Auditor's No.: 9703120087, records of Skagit County, Washington  
Providing: Utility and Access Easement Agreement
6. Agreement, including the terms and conditions thereof; entered into;  
By: City of Mount Vernon  
And Between: Gretchen D. Mattison as Trustee of the Gretchen D. Mattison Trust  
Recorded: March 12, 1997  
Auditor's No.: 9703120088, records of Skagit County, Washington  
Providing: City of Mount Vernon Annexation for Agreement
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 SKAGIT VIEW ESTATES:  
  
Recording No: 200211150098
8. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: November 14, 2002  
Auditor's No(s): 200211140201, records of Skagit County, Washington  
Executed By: Mount Vernon Pacific West
9. Easement, including the terms and conditions thereof, granted by instrument  
Recorded: March 13, 2002  
Auditor's No.: 200203190104, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances
10. Assessments, if any, levied by City of Mount Vernon.
11. City, county or local improvement district assessments, if any.