



201607260024

Skagit County Auditor \$76.00  
7/26/2016 Page 1 of 4 11:35AM

**When recorded return to:**

Joy L. Kelsch  
1108 North 12th Place  
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.: 620027923

**CHICAGO TITLE**  
*020027923* **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Ann T. Zukoski, an unmarried person  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Joy L. Kelsch, an unmarried person

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

Lot 15, Kulshan Ridge P.U.D., according to the plat thereof, recorded October 9, 2003, under Auditor's File No. 200310090064, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P120895 / 4824-000-015-0000,

Subject to:

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

Dated: July 21, 2016

\_\_\_\_\_  
Ann T. Zukoski

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

*20163157*  
JUL 26 2016

Amount Paid \$ *4544.00*  
Skagit Co. Treasurer  
By *HB* Deputy

**STATUTORY WARRANTY DEED**

(continued)

State of WA

County of Skagit

I certify that I know or have satisfactory evidence that

Ann T. Zukoski  
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: 7-27-16

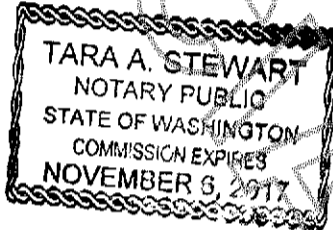
Tara A. Stewart

Name: Tara A. Stewart

Notary Public in and for the State of WA

Residing at: Marysville

My appointment expires: 11-6-17



**EXHIBIT "A"**  
Exceptions

1. Reservations contained in deed;  
Recorded: March 1, 1946  
Auditor's No.: 388909, records of Skagit County, Washington  
Executed By: Charles T. Swett and Beryl Swett, husband and wife  
As follows:

Reserving, however, unto the grantors herein their heirs or assigns, the right to use the easement, herein granted, jointly with said grantees.

The grantors herein limit their warranty to the above described premises, excepting however from such warranty the South 208 feet of that portion contained in the easement grant.

2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 20, 1962  
Auditor's No(s): 626799, records of Skagit County, Washington  
In favor of: City of Mount Vernon, Washington, a municipal corporation of Skagit County, State of Washington  
For: The right to lay, maintain, operate, relay and remove at any time a sewer pipe or line, for the transportation of sewage, and if necessary to erect, maintain, operate and remove said line, with right of ingress and egress to and from the same, on, over and through a tract of land (subject property)  
Affects: The South 10 feet of the East 210 feet
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 4, 1996  
Auditor's No(s): 9603040076, records of Skagit County, Washington  
In favor of: City of Mount Vernon, Washington  
For: City of construct, or cause to be constructed, maintain, replace, reconstruct, and remove storm sewer and drainage facilities, with all appurtenances incident thereto  
Affects: Portion of subject property
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 21, 2003  
Auditor's No(s): 200301210215, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc., a Washington corporation  
For: Utility systems for purposes of transmission, distribution and sale of gas and electricity  
Affects: Portion of subject property

Easement No. 1: All streets and road rights-of-way as now or hereafter designated, platted and/or constructed. (When said streets and road are dedicated to the public, this clause shall become null and void.)

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

5. 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 **KULSHAN RIDGE P.U.D.:**

Recording No: 200310090064

6. Covenants, conditions, easements and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual

**EXHIBIT "A"**

**Exceptions  
(continued)**

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 9, 2003

Auditor's No(s):: 200310090065, records of Skagit County, Washington

Executed By: Martin Loberg

Amended by instrument(s):

Recorded: October 31, 2003, December 8, 2003, and January 17, 2006

Auditor's No(s):: 200310310181, 200312080151 and 200601170153, 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.
9. Assessments, dues and charges, if any, levied by Kulshan Ridge P.U.D. Homeowners Association.