

UNRECORDED



Skagit County Auditor
7/28/2016 Page

1 of 3 1:43PM

\$75.00

When recorded return to:
Nicholas J. Zachmeyer and Kiela M. Vopnford
21058 Estate Drive
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.: 620027694

CHICAGO TITLE
620027694 **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Joshua J. Anderson and Katherine T. Hall, 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 Nicholas J. Zachmeyer and Kiela M. Vopnford, husband and wife as Individual

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

Lot 12, VIEW CREST NO 2, according to the plat thereof, recorded in Volume 14 of Plats, page 193 and 194, records of Skagit County, Washington.
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P100447/ 4573-000-012-0001

Subject to:

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

Dated: June 23, 2016

Joshua J. Anderson

Katherine T. Hall

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20163213
JUL 28 2016

Amount Paid \$ *5282.70*
Skagit Co. Treasurer
By *Mam* Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Joshua J. Anderson and Katherine T. Hall 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: 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: 11-10-17

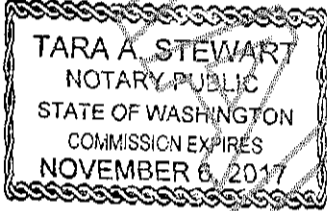


EXHIBIT "A"
Exceptions

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 VIEW CREST NO. 2:

Recording No: 9108120008

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 3, 1990
Auditor's No(s): 9012030081, 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: Exterior 10 feet, parallel with and adjoining the street frontage of all lots and tracts within the plat of View Crest No. 2

3. Exceptions and reservations as contained in instrument;
Recorded: September 21, 1900
Volume.: 41 of Deeds, records of Skagit County, Washington
Page: 285
As Follows: Reserving coal and mineral rights

4. Exceptions and reservations as contained in instrument;
Recorded: July 29, 1991
Auditor's No.: 9107290003, records of Skagit County, Washington
As Follows:

"The City retains an easement and right to exercise and grant easements with respect to the vacated property for the purposes of construction, repair and maintenance of public utilities and services."

5. 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: August 12, 1991
Auditor's No(s): 9108120009, records of Skagit County, Washington

AMENDED by instrument(s):
Recorded: May 1, 1992
Auditor's No(s): 9205010110, records of Skagit County, Washington

6. Assessments, if any, levied by City of Mount Vernon.
7. City, county or local improvement district assessments, if any.