



201608190145

Skagit County Auditor \$75.00  
8/19/2016 Page 1 of 3 4:03PM

When recorded return to:  
Kevin L. Wilms and Mackenzie E. Wilms  
916 Alderwood Lane  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620028403

**CHICAGO TITLE**  
**020028403 STATUTORY WARRANTY DEED**

THE GRANTOR(S) Marland L. Morgan and Bernadine C. Morgan, 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 Kevin L. Wilms and Mackenzie E. Wilms, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 15, ALDER RIDGE DIVISION NO. 1, according to the plat thereof recorded in Volume 13 of  
Plats, page 27, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P82164 / 4432-000-015-0003

Subject to:

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

Dated: August 18, 2016

Marland L. Morgan  
  
Bernadine C. Morgan

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 19 2016

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON  
County of Skagit

I certify that I know or have satisfactory evidence that  
Marland L Morgan Bernadine C. Morgan  
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: August 19, 2016

Lourea L Garka  
Name: Lourea L Garka  
Notary Public in and for the State of wa  
Residing at: Arlington  
My appointment expires: 10/27/2018

LOUREA L. GARKA  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 10-27-2018

## EXHIBIT "A"

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 the face of the recorded Plat of Alder Ridge Div No 1.
  
2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: June 16, 1945  
Auditor's No.: 381159, 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
  
3. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: June 20, 1945  
Auditor's No.: 381238, 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
  
4. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: August 31, 1954  
Auditor's No.: 505892, records of Skagit County, Washington  
In favor of: Public Utilities District No. 1 of Skagit County  
For: Water pipelines
  
5. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: September 8, 1954  
Auditor's No.: 506162, records of Skagit County, Washington  
In favor of: Public Utilities District No. 1 of Skagit County  
For: Water pipelines
  
6. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: September 6, 1963  
Auditor's No.: 640478, 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
  
7. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry.  
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
From: The State of Washington  
Recorded: November 6, 1912  
Auditor's No.: 93609, records of Skagit County, Washington  
Executed By: Puget Mill Company
  
8. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual