

When recorded return to:
Constance A Weber
112 Brittany Street
Mount Vernon, WA 98274



201608310012

Skagit County Auditor

\$76.00

8/31/2016 Page

1 of

4 9:06AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028628

CHICAGO TITLE

620028628

STATUTORY WARRANTY DEED

THE GRANTOR(S) Karl Noste and Melissa Noste, 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 Reid C Greenwood and Constance A Weber,
A married couple

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

Lot 3, CITY OF MOUNT VERNON SHORT PLAT NO. LU-07-044-SP, approved July 30, 2007 and
recorded July 30, 2007, under Auditor's File No. 200707300181, records of Skagit County,
Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P126516 / 340422-3-007-0400,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20163842
AUG 31 2016


Amount Paid \$ 76.00

Skagit Co. Treasurer

By *Mh* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 29, 2016

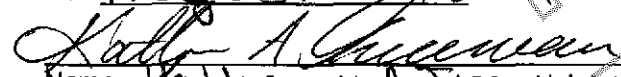

Karl Noste


Melissa Noste

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Karl Noste and Melissa Noste 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: August 30, 2016


Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish co
My appointment expires: 9-01-2018

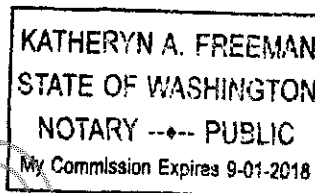


EXHIBIT "A"
Exceptions

1. Any rights, interests, or claims which may exist or arise by matters disclosed by surveys,

Recording Date: November 30, 1983 and March 1, 1994
Recording No.: 8311300017 and 9403010057

2. Reservations contained in deed:

Grantor: Leo M. Utke, as his separate property
Grantee: Cedar Heights, LLC
Recorded: November 22, 2005
Auditor's No.: 200511220026
As Follows:

a.) "The above described property will be combined or aggregated with contiguous property owned by the grantee and identified on Exhibit "A" attached hereto. This boundary adjustment is hereby approved."

b.) "Grantee agrees to pay all costs associated to plat the new subdivision, including sewer hookup fees for existing house.

c.) Grantee agrees that Grantor's existing house shall have a storm drain connection.

d.) Grantee agrees, if overhead lines to existing house are required to be Relocated, it will be at Grantee's expense."

NOTE: A re-record of instrument filed July 22, 2005, under Auditor's File No. 200507220135 and a correction of Auditor's File No. 200507140125.

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: April 9, 2007
Recording No.: 200704090171

4. 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 CITY OF MOUNT

EXHIBIT "A"

Exceptions
(continued)

VERNON SHORT PLAT NO. LU-07-044:

Recording No: 200707300181

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