

When recorded return to:  
Integrity Escrow Inc  
18303 17<sup>th</sup> PINW  
Shoreline, Wa 98177



201611080091

Skagit County Auditor \$75.00  
11/8/2016 Page 1 of 3 11:08AM

**Land Title and Escrow STATUTORY WARRANTY DEED**

#155927-S

THE GRANTOR(S) GARY E. MOORE and ARLENE S. MOORE, husband and wife

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys, and warrants to EDWARD H. W. KREIDLER, A single man

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

Lot 98, "THUNDERBIRD EAST FIRST ADDITION," as per plat recorded in Volume 12 of Plats, pages 20, 21 and 22, records of Skagit County, Washington. Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Property I.D. No.: P80851  
Property located at: 4004 Apache Drive, Mount Vernon, WA 98273.

SUBJECT TO SPECIAL EXCEPTIONS: AS SET FORTH IN EXHIBIT SCHEDULE "B" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

Dated: 10/28/2016

GARY E. MOORE

ARLENE S. MOORE

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20165069  
NOV 08 2016

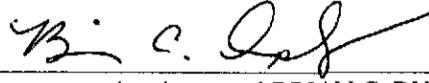
Amount Paid \$ 5434.<sup>00</sup>  
Skagit Co. Treasurer  
By Deputy

STATE OF WASHINGTON  
COUNTY OF SKAGIT

ss.

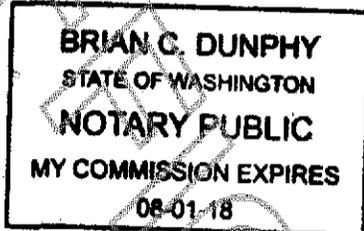
I certify that I know or have satisfactory evidence that GARY E. MOORE and ARLENE S. MOORE,  
(is/are) the person(s) who appeared before me, and said person(s) acknowledged that (THEY) signed this  
instrument and acknowledged it to be (THEIR) free and voluntary act for the uses and purposes mentioned in this  
instrument.

Dated: NOVEMBER 2ND, 2016



Notary name printed or typed: BRIAN C. DUNPHY  
Notary Public in and for the State of WASHINGTON  
Residing at SHORELINE  
My appointment expires: 08-01-2018

(Seal)



EXCEPTIONS:

A. Provisions set forth in the dedication of said plat, as follows:

Right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads shown hereon.

B. Easement provisions set forth on the face of the Plat, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power & Light Company, the Continental Telephone Company of the Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County, and Nationwide Cablevision, Inc., and their respective successors and assigns under and upon the exterior seven (7) feet parallel and adjacent to the street frontage of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water and television service, together with the right to enter upon the lots at all times for the purposes stated."

C. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

|                    |  |
|--------------------|--|
| Declaration Dated: | September 5, 1978  |
| Recorded:          | September 7, 1978  |
| Auditor's No.:     | 886974   |
| Executed By:       | Keith S. Johnson and Alison R. Johnson, husband and wife,<br>and Island Savings and Loan Association |

D. STANDARD PARTICIPATION CONTRACT, INCLUDING TERMS AND CONDITIONS THEREOF:

|                |   |
|----------------|---|
| Between:       | City of Mount Vernon, a municipal corporation   |
| And:           | Max Lidell                                      |
| Dated:         | June 8, 1979                                    |
| Recorded:      | June 18, 1979                                   |
| Auditor's No.: | 7906180008                                      |
| Providing:     | Right to connect subject property to City sewer |