

When recorded return to:

Brandon Kronlund and Michelle Kronlund
3528 Seneca Drive
Mount Vernon, WA 98273



Skagit County Auditor

12/30/2016 Page

1 of

4 2:54PM

\$76.00

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245388215

CHICAGO TITLE

620029596

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kimberlee Jensen, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Brandon Kronlund and Michelle Kronlund, husband and wife

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

Lot 19, Plat of Park Meadows, according to the plat thereof, recorded in Volume 16 of Plats, pages 82 through 84, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P108322, 4666-000-019-0000,

Dated: December 29, 2016



Kimberlee Jensen

20165913
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 30 2016

Amount Paid \$ 5549.70
By Skagit Co. Treasurer
Deputy MF

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of WHATCOM

I certify that I know or have satisfactory evidence that Kimberlee Jensen is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

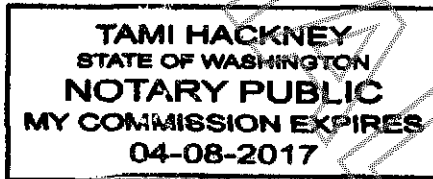
Dated: 4/18/17

Name: Tami Hackney

Notary Public in and for the State of WA

Residing at: Bellingham

My appointment expires: 4/8/17



SPECIAL EXCEPTIONS

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 PLAT OF PARK MEADOWS:

Recording No: 9510130076

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: November 15, 1977

Auditor's No(s): 868655, 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: The North and the East 7 feet of Tract D of Short Plat No. MV-11-77

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: February 1, 1995

Auditor's No(s): 9502010065, 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:

EASEMENT NO. 1: All streets on road rights-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the Public, this clause shall become null and void.)

EASEMENT NO. 2: A strip of land 7 feet in width across all lots, tracts, and spaces located within the above described property being parallel and coincident with the boundaries of all private/public street and road rights-of-way.

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 VERNON SHORT PLAT NO. MV-2-80 and CITY OF MOUNT VERNON SHORT PLAT NO. MV-3-80

Recording No: 8001290022 and 8001290021

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 VERNON SHORT PLAT NO. MV-3-80:

Agreement, including the terms and conditions thereof; entered into;

By: John Hocking

And Between: ASH Ventures LLC

Recorded: July 30, 1999

Auditor's No. 199907300174, records of Skagit County, Washington

Providing:

Credit for impact fees in the amount of \$4,200.00 for each lot shall be transferred to Buyer by Seller upon making of application for permits with the City of Mount Vernon. Buyer shall pay all transfer fees to City of Mount Vernon

Terms and conditions of that Power of Attorney and Agreement regarding formation of Local Improvement District;

Recorded: October 13, 1995

Auditor's No.: 9510130074, records of Skagit County, Washington

By: John N. Hocking

Between: City of Mount Vernon

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

Auditor's No.: 92096, records of Skagit County, Washington

Executed By: The State of Washington

Covenants, conditions, and restrictions 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: November 22, 1995

Auditor's No(s): 9511220120, records of Skagit County, Washington

Executed By: John N. Hocking, Sandi Hocking and John Lund