

When recorded return to:
John D. Moore and Kari M. Moore
23084 Sagers Lane
Mount Vernon, WA 98274



201702280142

Skagit County Auditor
2/28/2017 Page

\$75.00
1 of 3 1:15PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

Escrow No.: 620029295

620029295

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas Taylor, an unmarried man

for and in consideration of
in hand paid, conveys, and warrants to John D. Moore and Kari M. Moore, Husband and Wife

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

Lot 6, Plat of Sager's Landing, recorded May 23, 2006, under Auditor's File No. 20060523067,
records of Skagit County, Washington, and being a portion of the Northwest quarter of the
Southwest quarter of Section 36, Township 34 North, Range 4 East, W.M.

Situate in Skagit County, Washington.

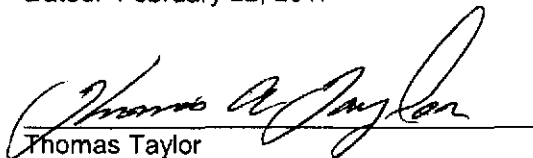
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P124622 / 4893-000-006-0000

Subject to:

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

Dated: February 22, 2017


Thomas Taylor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017762
FEB 28 2017

Amount Paid \$6769.00
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that

Thomas Taylor
(s/he/they) are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2.27.17

Karen Richmond
Name: Karen Richmond
Notary Public in and for the State of WA
Residing at: Everett
My appointment expires: 7.15.20

EXHIBIT "A"
Exceptions

1. 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 Sager's Landing:

Recording No.: 200605230067
2. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Easement (PCA);
Recorded: May 23, 2006
Auditor's No(s): 200605230069, records of Skagit County, Washington
3. Private Roadway Maintenance Declaration;
Recorded: May 23, 2006
Auditor's File No.: 200605230071, records of Skagit County, Washington
4. 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: May 23, 2006
Auditor's No(s): 200605230070, records of Skagit County, Washington
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: May 2, 2006
Auditor's No(s): 200605020149, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Sewer
6. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: December 5, 2005
Auditor's No.: 200512050115, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Underground electric system, together with necessary appurtenances
7. Plat Lot of Record Certification;

Recording Date: May 23, 2006
Recording No.: 200605230068
8. Skagit County Right to Farm Disclosure;

Recording Date: February 15, 2008
Recording No.: 200802150057
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by Skagit County Sewer District No.2.
11. Assessments, if any, levied by Sagers Landing Homeowner's Association.