

When recorded return to:

Thomas Meek
11380 Michael Place
Burlington, WA 98233



201704190057

Skagit County Auditor

\$78.00

4/19/2017 Page

1 of

4 3:45PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620030145

Escrow No.: 620030145

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mathew Mitchell who acquired title as Matthew Mitchell, a single Person
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Thomas Meek, An Unmarried person as his separate estate
and Tracie Wisler, An Unmarried person as her separate estate

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

Lot 11, PLAT OF KABALO HEIGHTS, according to the plat thereof, recorded May 25, 2000, under
Auditor's File No. 200005250077, records of Skagit County, Washington.

Situated in Skagit County, Washington.

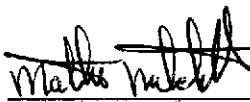
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P116819 / 4753-000-011-0000

Subject to:

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


Dated: April 18, 2017


Mathew Mitchell

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017/4/11

APR 19 2017

Amount Paid \$ 10,240.00
By  Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

State of Wash

County of Skagit

I certify that I know or have satisfactory evidence that Mathew Mitchell
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: 04-18-17

Name: Tracy J. C.
Notary Public in and for the State of WA
Residing at: Orly St
My appointment expires: 1-19-19

Tracy J. C.

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, conveyed by instrument;
Recorded: March 11, 1960
Auditor's No.: 591915, records of Skagit County, Washington
In favor of: J.D. Benotsen and Gretchen Benotsen, husband and wife
For: Roadway
Affects: Said plat, the exact location and extent of said easement is undisclosed of record
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: January 10, 1964
Auditor's No.: 645278, records of Skagit County, Washington
In favor of: Olympic Pipe Line Company
For: Right-of-way for pipelines and appurtenances
Affects: Westerly portion of the East Half of the Northwest Quarter

This easement was amended and restated by an instrument;
Recorded: January 22, 2001
Auditor's No.: 200101220007, records of Skagit County, Washington
3. Easement, including the terms and conditions thereof, disclosed by instrument;
Recorded: September 1, 1993
Auditor's No.: 9309010028, records of Skagit County, Washington
In favor of: Florence A. Berry
For: Ingress, egress and utilities
Affects: Said plat, the exact location and extent of said easement is undisclosed of record
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 PLAT OF KABALO HEIGHTS:

Recording No: 200005250077
5. Easement, including the terms and conditions thereof, granted by instrument;
Dated: May 25, 2000
Recorded: May 25, 2000
Auditor's No.: 200005250078, records of Skagit County, Washington
In favor of: Public
For: The use and unobstructed passage of aircraft over and above said lands
6. Right of way for ditches, constructive notice of which is contained in various instruments of record.
7. This item intentionally deleted
The encroachment of a fence appurtenant to said premises onto property adjacent to the South by approximately 20 feet at the South corners of said premises.
8. Agreement, including the terms and conditions thereof; entered into;
By: Florence A. Berry
And Between: P. Michael Loughlin and Kristene A. Loughlin, husband and wife
Recorded: September 1, 1993
Auditor's No.: 9309010028, records of Skagit County, Washington
9. Agreement, including the terms and conditions thereof; entered into;
By: Mike Loughlin
And Between: Skagit County
Recorded: April 24, 1998
Auditor's No.: 9804240008, records of Skagit County, Washington
Providing: Approval of preliminary plat of Kabalo Heights
10. 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

EXHIBIT "A"

Exceptions (continued)

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: July 6, 1940

Auditor's No.: 327185, records of Skagit County, Washington

Executed By: The Federal Land Bank of Spokane

As Follows: Reserving unto the Federal Land Bank of Spokane 50% of all minerals, oil and gas in or under the above described land

11. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;
Recorded: October 19, 2000
Auditor's No(s): 200010190054, records of Skagit County, Washington
Executed By: Donald H. Leavitt, Manager, Kabalo Heights
12. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: October 19, 2000
Auditor's No(s): 200010190054, records of Skagit County, Washington
Imposed By: Donald H. Leavitt, Manager, Kabalo Heights
Affects: Lots 1-20 Kabalo Heights
13. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 24, 2002
Auditor's No(s): 200206240174, records of Skagit County, Washington
For: Storm Water Management
14. Agreement, including the terms and conditions thereof, entered into;
By: Mathew Mitchell
And Between: Skagit County Permit Center
Recorded: September 9, 2003
Auditor's No.: 200309090158, records of Skagit County, Washington
Providing: On-site Sewage System Operation and Maintenance Agreement
15. City, county or local improvement district assessments, if any
16. Assessments, if any, levied by Kabalo Heights Association.