

When recorded return to:
Kevin P. Walters and Samantha J. Walters
1022 South 38th Place
Mount Vernon, WA 98274



Skagit County Auditor
4/19/2017 Page

1 of

4 3:47PM

\$76.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030195

CHICAGO TITLE

620030195

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lyle B. Pointer and Paula J. Pointer, Trustees of the Lyle B. and Paula J. Pointer Family Revocable Trust

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Kevin P. Walters and Samantha J. Walters, a married couple

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

Lot 10, PARK RIDGE DIVISION I, according to the plat thereof, recorded in Volume 15 of Plats, pages 112 and 113, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P104190, 4611-000-010-0009

Subject to:

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

Dated: April 7, 2017

Lyle B. Pointer and Paula J. Pointer, Trustees of the Lyle B. and Paula J. Pointer Family Revocable Trust

BY: Lyle B. Pointer

Lyle B. Pointer
Trustee

BY: Paula J. Pointer, Trustee

Paula J. Pointer
Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171617
APR 19 2017

Amount Paid \$ 629.20
Skagit Co. Treasurer
By Mh Deputy

STATUTORY WARRANTY DEED
(continued)

State of Missouri

County of Jackson

I certify that I know or have satisfactory evidence that

Paula J. Pointer
is/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: April 12, 2017

Pamela A. Emler

Name: _____

Notary Public in and for the State of Mo.

Residing at: _____

My appointment expires: _____

PAMELA A. EMLER
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: August 29, 2018
Commission Number: 14394463

JURAT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty Deed

State of Washington

County of Skegitt

Signed and sworn to (or affirmed) before me on April 14, 2014 by

Lyle Reinter

(name of person making statement).

Brian Price

Name: Brian Price

Notary Public in and for the State of Washington,

Residing at: Arlington, WA

My appointment expires: 11/30/2020

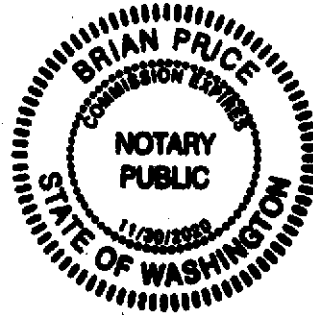


EXHIBIT "A"
Exceptions

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 Park Ridge Division 1:

Recording No.: 199310190065
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 17, 1992
Auditor's No(s): 9209170092, records of Skagit County, Washington
In favor of:
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 17, 1992
Auditor's No.: 9209170092, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects:

Easement No. 1: All streets and road right-of-ways as now or hereafter designed, platted, and/or constructed within 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 10 feet in width across all lots, tracts, and spaces located within the above described property being private/public street and road right-of-ways
4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: August 31, 1994
Auditor's No(s): 9408310034, records of Skagit County, Washington
Executed by: THS, Inc. a Washington corporation

NOTE: Said instrument is a re-recording of Auditor's File No. 9310220090, records of Skagit County, Washington.

AMENDED by instrument:
Recorded: August 31, 1994
Auditor's No.: 9408310035, records of Skagit County, Washington
Executed by: THS, Inc., a Washington corporation
5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: October 22, 1993
Auditor's Nos.: 9310220090 and 9408310034, records of Skagit County, Washington
Imposed By: Summer Ridge Owners Association
6. Dues, charges and assessments, if any, levied by Summer Ridge Owners Association.
7. Liability to future assessments, if any, levied by City of Mount Vernon.
8. City, county or local improvement district assessments, if any.