

When recorded return to:  
Dave Walton and Laurie Walton  
18921 101st Place NE  
Bothell, WA 98011



Skagit County Auditor  
5/3/2017 Page

1 of

4 12:04PM

\$76.00

POOR ORIGINAL

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

11411 NE 124th St. Building A, Suite 260  
Kirkland, WA 98034

CHICAGO TITLE

020030706

Escrow No.: 0096851-OC

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Kevin R. Sullivan, a married man as his sole and separate property  
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys, and warrants to Dave Walton and Laurie Walton, a married couple

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

See Attached

Abbreviated Legal: Lot ~~X~~<sup>1</sup>, SESP NO. PLO6-0430

Tax Parcel Number(s): P125963,

Subject to:

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully  
incorporated herein.

Dated: May 2, 2017

Kevin R. Sullivan

20171891  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 03 2017

Amount Paid \$ 2141.00  
Skagit Co. Treasurer  
By MF Deputy

State of WASHINGTON  
County of ~~SKAGIT~~ Snohomish  
mk

I certify that I know or have satisfactory evidence that Kevin R. Sullivan is the person who appeared  
before me, and said person acknowledged that he signed this instrument and acknowledged it to be  
his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/2/2017

Name: Marcia K. Lehmons  
Notary Public in and for the State of WA  
Residing at: Bothell  
My appointment expires: 03-09-2021

MARCIA K. LEHMONS  
Notary Public  
State of Washington  
My Commission Expires  
March 09, 2021

## EXHIBIT "A"

Order No.: 0096851-OC

PARCEL A:

Lot 1, SKAGIT COUNTY SHORT PLAT NO. PL06-0430, approved June 22, 2007 and recorded June 27, 2007 under Auditor's File No. 200706270177, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

An easement for ingress, egress and utilities as delineated on the face of SKAGIT COUNTY SHORT PLAT NO. PL06-0430, approved June 22, 2007 and recorded June 27, 2007 under Auditor's File No. 200706270177, records of Skagit County, Washington, as Ascension Way.

Situated in Skagit County, Washington.

**EXHIBIT "A"**  
**EXCEPTIONS**

**Order No.:** 0096851-OC

Terms and condition contained in deed

**Recording Date:** August 31, 1979  
**Recording No.:** 7908310024

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

**Recorded:** February 4, 1980

**Auditor's No(s).:** 8002040045, records of Skagit County, Washington

**In favor of:**

Owners of Tracts A - D SP#23-80; Owners of Tracts A - D SP#24-80; and Owners of Tracts 1, 2, 3 and 4 of Survey recorded in Volume 4, pages 56 - 61, Puget Sound Power and Light Co., Continental Telephone Company of the Northwest, Skagit County Public Utility District No. 1, and Big Lake Sewer District No. 1

**For:**

Ingress, egress, drainage and construction, operation and maintenance of overhead and underground utilities, and for construction, operation and maintenance of a sanitary sewer main and appurtenances, purposes necessary and related thereto

AMENDED by instrument(s):

**Recorded:** August 21, 1990 and September 12, 1990

**Auditor's No(s).:** 9008210019 and 9009120015, records of Skagit County, Washington

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

**Recorded:** December 10, 1982

**Auditor's No(s).:** 8212100052, records of Skagit County, Washington

**In favor of:** Present and future owners of various parcels

**For:** Ingress, egress, drainage and utilities

**Affects:** Said premises and other property

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 The Uplands:

**Recording No:** 8212140014

Declaration of Easements, Covenants and Road Maintenance Agreement and the terms and conditions thereof

**Recording Date:** December 6, 1984  
**Recording No.:** 8412060043

Terms and conditions of Boundary Line Adjustment Quit Claim Deeds

**Recording Date:** May 19, 2006  
**Recording No.:** 200605190041 and 200605190042

Said documents are re-recording of 200604030170 and 200604030171

Lot of Record Certification after boundary line adjustment and the terms and conditions thereof

**Recording Date:** June 5, 2006  
**Recording No.:** 200606050167

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

**Granted to:** Puget Sound Energy, Inc.

**Purpose:** Electric transmission and/or distribution line, together with necessary appurtenances

**Recording Date:** March 19, 2007

**Recording No.:** 200703190209

**Affects:** Said premises and other property

TRD1000 Maintenance Agreement Contract and the terms and conditions thereof

**Recording Date:** March 23, 2007  
**Recording No.:** 200703230118

## EXHIBIT "A" EXCEPTIONS

Order No.: 0096851-OC

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 SKAGIT COUNTY SHORT PLAT NO. PL06-0430:

Recording No: 200706270177

Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: June 27, 2007  
Recording No.: 200706270178

Protected Critical Area Agreement and the terms and conditions thereof

Recording Date: June 27, 2007  
Recording No.: 200706270179

Private Roadway Maintenance Declaration and the terms and conditions thereof

Recording Date: June 27, 2007  
Recording No.: 200706270180

View Easement Agreement and the terms and conditions thereof

Recording Date: June 27, 2007  
Recording No.: 200706270182 and 6200706270183

Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: December 30, 2010  
Recording No.: 201012300121

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 15, 2014  
Recording No.: 201407150044

The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

Assessments, if any, levied by Skagit County Sewer District.

Assessments, if any, levied by Uplands Road Maintenance.

City, county or local improvement district assessments, if any.