

When recorded return to:
Mark A Smith and Valerie R Smith
17661 Shalyce Place
Mount Vernon, WA 98274



Skagit County Auditor \$76.00
5/5/2017 Page 1 of 4 2:40PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030443

CHICAGO TITLE
620030443

STATUTORY WARRANTY DEED

THE GRANTOR(S) Travis W. Coulter and Kelly K. Coulter, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Mark A Smith and Valerie R Smith, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 10, PLAT OF LITTLE MOUNTAIN ESTATES DIVISION II, according to the plat thereof
recorded in Volume 14 of Plats, page 197, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P100718 / 4562-000-010-0009

Subject to:

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

Dated: May 4, 2017

Travis W. Coulter

Kelly K. Coulter

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20171947
MAY 05 2017

Amount Paid \$11,219.00
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Travis Coulter and Kelley Coulter
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: May 5 2017

[Signature]
Name: Brian Price
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 11/30/2020



EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 16, 1949
Auditor's No(s): 432573, records of Skagit County, Washington
For: To take water from well and maintain a water pipe line from said well, together with rights of ingress and egress

Note: Exact location and extent of easement is undisclosed of record.
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 23, 1963
Auditor's No(s): 631225, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 17, 1989
Auditor's No(s): 8908170075, 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: Exterior 10 feet adjacent to streets and a 2.5 strip of land adjacent to the interior lot lines
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 17, 1991
Auditor's No(s): 9107170055, 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: 10 feet adjacent to all roads
5. 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 LITTLE MOUNTAIN ESTATES DIVISION II:
6. 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: September 7, 1989
Auditor's No(s): 8909070008, records of Skagit County, Washington
Executed By: Howard P. Smiley and V. Ruth Smiley
7. 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: October 4, 1991
Auditor's No(s): 9110040001, records of Skagit County, Washington
Executed By: Howard P. Smiley

Amended by instrument(s):
Recorded: October 3, 2001
Auditor's No(s): 200110030091, records of Skagit County, Washington

EXHIBIT "A"

Exceptions
(continued)

8. Skagit County Conditional alternative sewage system agreement including the terms, covenants and provisions thereof

Recording Date: February 25, 1994
Recording No.: 9402250142

9. On site sewage system agreement including the terms, covenants and provisions thereof

Recording Date: June 7, 2002
Recording No.: 200206070049

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

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.