

When recorded return to:  
Diane Marx  
24167 Mahonia Lane  
Mount Vernon, WA 98274



Skagit County Auditor \$77.00  
5/12/2017 Page 1 of 5 3:05PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030402

CHICAGO TITLE  
620030402

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Brittany E. Parsons, *unmarried woman*

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Diane Marx, an unmarried person

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

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

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

Lot(s): 5 AMENDED SURVEY 200008300077

Tax Parcel Number(s): P115690 / 4136-008-005-0000

Subject to:

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

Dated: May 9, 2017

Brittany E. Parsons

2017 2071  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX


MAY 12 2017

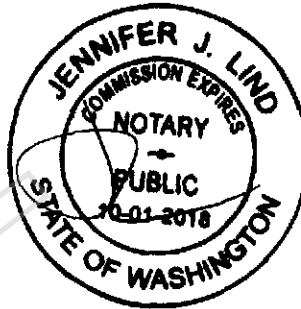
Amount Paid \$ 3084.40  
Skagit Co. Treasurer  
By *MF* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Brittany E. Parsons 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: 5.10.17  
  
Name: Jennifer J. Lind  
Notary Public in and for the State of WA  
Residing at: BOW  
My appointment expires: 10.01.18



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P115690 / 4136-008-005-0000**

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**PARCEL A:**

Lot 5 of Survey recorded June 8, 2000, under Auditor's File No. 200006080127, records of Skagit County, Washington, and amended by Survey recorded August 30, 2000, under Auditor's File No. 200008300077, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**PARCEL B:**

A non-exclusive access and utility easement known as Mahonia Lane as delineated on Survey recorded August 30, 200 under Auditor's File No. 200008300077, records of Skagit County, Washington

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. 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 SURVEY:  
Recording No: 200006080127
  
2. 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 AMENDED SURVEY:  
Recording No: 200008300077
  
3. Easement, including the terms and conditions thereof, established by instrument(s);  
Recorded: June 29, 2000  
Auditor's No(s): 200006290071, records of Skagit County, Washington  
In favor of: Skagit County Sewer District No. 2  
For: Sewer mains with the necessary appurtenances  
Affects: Portion of said premises
  
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: June 15, 2000  
Auditor's No(s): 200006150113, records of Skagit County, Washington

## EXHIBIT "B"

Exceptions  
(continued)

5. Agreement, including the terms and conditions thereof; entered into;  
By: Landed Gentry Development, Inc., a Washington corporation  
Recorded: June 15, 2000  
Auditor's No. 200006150113, records of Skagit County, Washington  
Providing: Restrictive covenants with provisions for road maintenance  
Affects: Portions of said premises
  
6. 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: April 19, 2000  
Recording No.: 200004190060  
Affects: Said premises and other property
  
7. Agreement, and the terms and conditions thereof:  
  
Recording Date: July 13, 1999  
Recording No.: 9907130072  
Regarding: Developer Extension agreement  
  
A release of encumbrance recorded April 12, 2002 under Auditor's File No. 200204120097.
  
8. Lot Certification including the terms, covenants and provisions thereof  
  
Recording Date: June 8, 2000  
Recording No.: 200006080056
  
9. Assessments, if any, levied by Skagit County Sewer District No. 2.
  
10. City, county or local improvement district assessments, if any.