

When recorded return to:
Jonielle Spillers
35061 South Shore Drive
Mount Vernon, WA 98274



Skagit County Auditor \$78.00
6/14/2017 Page 1 of 6 3:53PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031299

CHICAGO TITLE
620031299

STATUTORY WARRANTY DEED

THE GRANTOR(S) Peter Saladino, a married man as his separate estate

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

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

Lot 2, Skagit County Short Plat No. 04-0713, approved February 22, 2005 and recorded February 22, 2005, under Auditor's File No. 200502220173, records of Skagit County, Wa; being a portion of Tract "A" Lake Cavanaugh Park", as per plat recorded in Volume 7 of Plats, pages 63 and 64, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P67056 / 3940-000-098-0018,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172617
JUN 14 2017

Amount Paid \$ 24,747.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 13, 2017



Peter Saladino

STATUTORY WARRANTY DEED

(continued)

State of Washington
County of King

I certify that I know or have satisfactory evidence that

Peter Saladino
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: 6/14/2017

Elinore A McKay
Name: Elinore A McKay
Notary Public in and for the State of Washington
Residing at: Seattle
My appointment expires: 8/29/2017

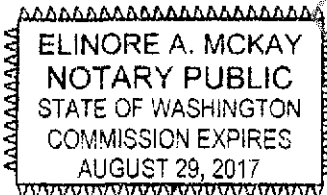


EXHIBIT "A"

Exceptions

1. 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 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: September 22, 1952
Auditor's No.: 480173, records of Skagit County, Washington
2. 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 LAKE CAVANAUGH PARK:

Recording No: 56260
3. Rights as granted Western Power Company, a corporation, to overflow and inundate certain state lands (including a portion of premises under search) as disclosed by that certain instrument;
Dated: May 20, 1913
Recorded: February 28, 1920
Auditor's File No.: 139710, records of Skagit County, Washington
Volume/Page: Volume 115 of Deeds, page 287
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 22, 1952
Auditor's No(s): 480173, records of Skagit County, Washington
In favor of: Right-of-way for overflow for the Western Power Company, heretofore granted under Application No. 8910

Note: Exact location and extent of easement is undisclosed of record.

EXHIBIT "A"

Exceptions (continued)

5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 31, 1956
Auditor's No(s): 539498, records of Skagit County, Washington
In favor of: Private road way, pipelines and polelines
For: Private road way, pipelines and polelines
Affects: The legal description contained in said easement is not sufficient to determine its exact location within said premises
6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 6, 1961
Auditor's No(s): 604869, 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: Said power line to more or less following the 20 foot strip of land that is being used for road purposes through the above mentioned tract of land as described in Skagit County Auditor's File No. 539498, records of Skagit County, Washington
7. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
8. 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. 04-0713:
Recording No: 200502220173, records of Skagit County, WA
9. Waiver and Covenant Not to Sue

Recording Date: May 16, 1990
Recording No.: 9005160102, records of Skagit County, WA
10. Order on Shoreline Substantial Development SL 99 0579

Recording Date: March 8, 2000
Recording No.: 200003080095, records of Skagit County, WA

EXHIBIT "A"

Exceptions
(continued)

11. 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, 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 in the document

Recording Date: February 22, 2005
Recording No.: 200502220174, records of Skagit County, WA

12. Protected Critical Area Easements

Recording Date: February 22, 2005
Recording No.: 200502220175, 200502220176 and 200502220177 records of Skagit County, WA

13. Plat Lot of Record Certification

Recording Date: August 5, 2005
Recording No.: 200508050045, records of Skagit County, WA

14. Aerobic Treatment Unit Service Agreement

Executed by: Robb Dibble
Recording Date: February 9, 2006
Recording No.: 200602090001, records of Skagit County, WA

15. Liability to future assessments, if any, levied by Lake Cavanaugh Park.

16. 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.