



201707050107

Skagit County Auditor

\$76.00

7/5/2017 Page

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4 3:45PM

When recorded return to:
Patrick R. Larsen
7031 Driftin Lane
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030945

CHICAGO TITLE

620030945

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sandra D. Walton, an 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 Patrick R. Larsen, a single man and Stephanie L Bailey, a
single woman

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

Lot 37, SAMISH RIVER PARK, DIVISION NO. 1, according to the plat thereof recorded in Volume
9 of Plats, pages 43 and 44, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P68718 / 3990-000-037-0003,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173032

JUL 05 2017

Amount Paid \$ 4,099.⁰⁰

Skagit Co. Treasurer

By *MM* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 19, 2017

Sandra D. Walton
Sandra D. Walton

State of ~~WASHINGTON~~ *New Mexico*
County of ~~SNOHOMISH~~ *Santa Fe*

I certify that I know or have satisfactory evidence that Sandra D. Walton is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: *June 30, 2017*

Rose Mary Padilla
Name: *Rose Mary Padilla*
Notary Public in and for the State of *New Mexico*
Residing at: *Santa Fe*
My appointment expires: *3/15/2019*

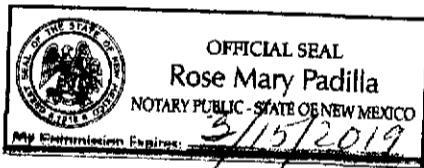


EXHIBIT "A"
Exceptions

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 SAMISH RIVER PARK DIVISION NO. 1:**
Recording No: 703269

2. **Easement, including the terms and conditions thereof, granted by instrument(s):**
Recorded: August 10, 1929
Auditor's No(s): 225812, 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

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

3. **Covenants, conditions, and restrictions 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 15, 1967
Auditor's No(s): 703232, records of Skagit County, Washington

AMENDED by instrument:
Recorded: February 16, 1968, April 12, 1979, September 22, 1995, March 23, 1998, and August 18, 1998
Auditor's No.: 710329, 7904120004, 9509220088, 9803230110 and 9808180048, records of Skagit County, Washington

4. **Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);**
Recorded: August 15, 1967
Auditor's No(s): 703232, records of Skagit County, Washington

5. **Terms, conditions, and restrictions of that instrument entitled Conditional Use Permit No. CU-84-005;**
Recorded: April 13, 1984
Auditor's No(s): 8404130013, records of Skagit County, Washington

6. **Low Flow Mitigation Summary including the terms, covenants and provisions thereof**

EXHIBIT "A"

Exceptions
(continued)

Recording Date: July 28, 2008
Recording No.: 200807280007

7. **Assessment, including the terms and conditions thereof, disclosed by instrument**
Recorded: June 12, 2009
Auditor's No.: 200906120099, records of Skagit County, Washington
For: Acquisition, construction and installation of a water supply system
Resolution No.: 2161-09 of the Commission of Public Utility District No. 1 of Skagit
County, Washington
Establishing: Local Utility District No. 30
Roll No.: 82
Account No.: P68718
Amount: \$3,643.00, plus interest, if any
8. **City, county or local improvement district assessments, if any.**
9. **Assessments, if any, levied by Samish River Park, Inc..**