

When recorded return to:  
Lawrence J. Henderson and Margaret J.  
Henderson  
1211 N 8th Street Apt 3  
Mount Vernon, WA 98273



201707070124  
Skagit County Auditor  
7/7/2017 Page 1 of 4 \$76.00  
4:20PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
620031330

Escrow No.: 620031330

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Rose Johnson-Simonseth, who took title as Rose Ann Johnson, a married woman as her 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 Todd L. Henderson, a single man and Lawrence J. Henderson and Margaret J. Henderson, husband and wife

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

Apartment 3, FELLMAN CONDOMINIUM, a condominium, according to Declaration thereof recorded under Auditor's File No. 7905090046 and any amendments thereto AND Survey Map and Plans thereof recorded in Volume 12 of Plats, pages 58 through 63, records of Skagit County, Washington; being a portion of Lots 1 and 2, MOUNT VERNON SHORT PLAT NO. 13-77, recorded July 29, 1977, in Volume 2 of Short Plats, page 93, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P81426 / 4398-000-003-0009,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2017/7/10/6  
JUL 07 2017

Amount Paid \$ 276.00  
Skagit Co. Treasurer  
By [Signature] Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: July 5, 2017

Rose Johnson-Simonseth  
Rose Johnson-Simonseth

Thomas A Simonseth  
Thomas A Simonseth

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Rose Johnson-Simonseth and Thomas A Simonseth are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 6, 2017

Lourea L Garka  
Name: Lourea L Garka  
Notary Public in and for the State of wa  
Residing at: Arlinecon  
My appointment expires: 10/27/2018

LOUREA L. GARKA  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 10-27-2018

**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 12, 1962  
Auditor's No(s): 626159, records of Skagit County, Washington  
In favor of: Cascade Natural Gas Corporation  
For: Pipeline or pipelines for the transportation of oil, gas, and the products thereof  
Affects: Three (3) feet West of the North and South centerline of the Southwest Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, and upon a portion of the right-of-way of the Public Utility District No. 1
  
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 22, 1978  
Auditor's No(s): 891759, records of Skagit County, Washington  
In favor of: Present and future owners of Lots 1 to 4, Mount Vernon Short Plat No. 13-77, and to Puget Sound Power and Light Company, Nationwide Cablevision; Continental Telephone Company of the Northwest, etc.  
For: Electric, telephone, television service, sewer, and cable  
Affects: Common areas
  
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 22, 1978  
Auditor's No(s): 891760, records of Skagit County, Washington  
In favor of: Present and future owners of Lots 3 and 4 of Short Plat No. 13-77  
For: Ingress, egress, sewer line and water line  
Affects: Common area
  
4. 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 FELLMAN CONDOMINIUM:  
Recording No: 7905090047
  
5. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, 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: May 9, 1979  
Auditor's No.: 7905090046, records of Skagit County, Washington

**EXHIBIT "A"**

Exceptions  
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 9, 2009  
Recording No.: 200901090062

6. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
7. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: November 22, 1978  
Auditor's No(s): 891761, records of Skagit County, Washington  
In favor of: Present and future owners of Lots 2 and 4 of Mount Vernon Short Plat No. 13-77  
For: Sewer and water lines together with right of ingress and egress to same  
Affects: Common areas
8. City, county or local improvement district assessments, if any.
9. Dues, charges and assessments, if any, levied by Fellman Condominium Association.
10. Liability to future assessments, if any, levied by the City of Mount Vernon.