

When recorded return to:
James E. Leffew and Janice E. Leffew
2315 North Trumpeter Drive
Mount Vernon, WA 98273



Skagit County Auditor
7/26/2017 Page 1 of 5 11:40AM \$78.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031530

CHICAGO TITLE
620031530

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ian R. Haynes and Koreena Haynes, 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 James E. Leffew and Janice E. Leffew, a married couple

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

Lot 11, TRUMPETER I, according to the plat thereof recorded in Volume 12 of Plats, pages 6 and 7, records of Skagit County, Washington, and as delineated on that survey recorded on September 19, 1979, in Volume 2 of Surveys, page 188, under Auditor's File No. 7909190007, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P80576 / 4371-000-011-0000

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20173414
JUL 26 2017

Amount Paid \$5701.00
Skagit Co. Treasurer

By *HAB* Deputy

WA-CT-FNRV-02150.620019-620031530

STATUTORY WARRANTY DEED
(continued)

Dated: July 18, 2017



Ian R. Haynes



Koreena Haynes

UNOFFICIAL DOCUMENT

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Jan R Haynes and Koreena Haynes
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: July 19, 2017

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at Granite Falls
My appointment expires: 06/29/2019

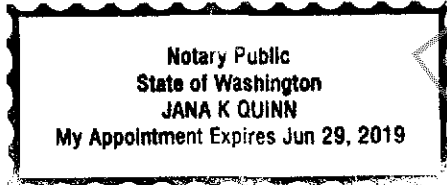


EXHIBIT "A"
Exceptions

1. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads

2. Easement provisions contained on the face of said plat, as follows:
An easement is hereby reserved for, and granted to the Puget Sound Power and Light Company, the Continental Telephone Company of the Northwest, and Nationwide Cablevision, and their respective successors, or assigns, under and upon the exterior 7 feet parallel with and adjacent to the street frontage of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires, with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone and television service, together with the right to enter upon the lots at all times for the purposes stated. An easement is also hereby reserved for and granted to the City of Mount Vernon, and the Skagit County Public Utility District No. 1, under and upon those easements shown hereon, and Tracts A, B, C, D and E, in which to install, lay, construct, renew, operate and maintain underground conduits, sewers, storm sewers, ditches, and water mains, with necessary appurtenances for the purpose of serving the subdivision and other property with sewage, drainage and water facilities, together with the right to enter upon the tracts and easements at all times for the purposes stated.

3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: June 22, 1979
Auditor's No.: 7906220043, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
For: Water pipes and lines, with right of ingress and egress
Affects: The South 10 feet of said premises

4. Covenants, conditions, and restrictions contained in instrument(s), 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 8, 1990
Auditor's No(s): 9005080077, records of Skagit County, Washington

5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law,
Recorded: May 24, 1978
Auditor's No(s): 880177, records of Skagit County, Washington
Executed By: Mount Vernon Projects, Inc.

AMENDED by instrument(s):

EXHIBIT "A"

Exceptions
(continued)

Recorded: December 22, 1980

Auditor's No(s): 8012220040, records of Skagit County, Washington

6. 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: October 2, 1907
Auditor's No.: 64282, records of Skagit County, Washington
7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, *disclosed in instrument*;
Recorded: May 24, 1978 and September 15, 1980
Auditor's No.: 880177 and 8009150040, records of Skagit County, Washington
Imposed By: Trumpeter Association
8. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by Mount Vernon.