

When recorded return to:  
John K VanDeGrift  
3618 Seneca Drive  
Mount Vernon, WA 98273



201707280147  
Skagit County Auditor  
7/28/2017 Page

1 of

\$78.00  
5 3:39PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620031681

CHICAGO TITLE  
620031681

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Edward A. Clauson, 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 John K VanDeGrift, 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): 12 Park Meadows

Tax Parcel Number(s): P108315 / 4666-000-012-0000,

Subject to:

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

Dated: July 27, 2017

Edward A. Clauson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20173503  
JUL 28 2017

Amount Paid \$ 5184.80  
Skagit Co. Treasurer  
By *Mam* Deputy

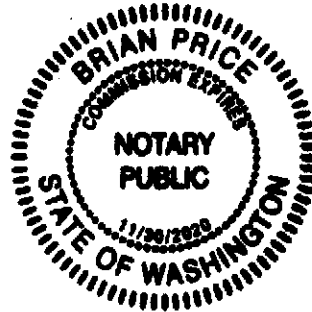
**STATUTORY WARRANTY DEED**  
(continued)

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Edward A. Clauson 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: July 28, 2017

Brian Price  
Name: Brian Price  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 11/30/2020



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P108315 / 4666-000-012-0000**

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Lot 12, Plat of Park Meadows, as per plat recorded in Volume 16 of plats, pages 82 through 84,  
records of Skagit County, Washington.

Situate 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 PLAT OF PARK MEADOWS:

Recording No: 9510130076

2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 15, 1977  
Auditor's No(s): 868655, 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: The North and the East 7 feet of Tract D of Short Plat No. MV-11-77

3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: February 1, 1995  
Auditor's No(s): 9502010065, 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:

EASEMENT NO. 1: All streets on road rights-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the Public, this clause shall become null and void.)

EASEMENT NO. 2: A strip of land 7 feet in width across all lots, tracts, and spaces located within the above described property being parallel and coincident with the boundaries of all private/public street and road rights-of-way.

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 CITY OF MOUNT VERNON SHORT PLAT NO. MV-2-80 and CITY OF MOUNT VERNON SHORT PLAT NO. MV-3-80  
Recording No: 8001290022 and 8001290021

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting

## EXHIBIT "B"

### Exceptions (continued)

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 CITY OF MOUNT VERNON SHORT PLAT NO.MV-3-80:

6. Terms and conditions of that Power of Attorney and Agreement regarding formation of Local Improvement District:  
Recorded: October 13, 1995  
Auditor's No.: 9510130074, records of Skagit County, Washington  
By: John N. Hocking  
Between: City of Mount Vernon
7. 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  
Auditor's No.: 92096, records of Skagit County, Washington  
Executed By: The State of Washington
8. 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: November 22, 1995  
Auditor's No(s): 9511220120, records of Skagit County, Washington  
Executed By: John N. Hocking, Sandi Hocking and John Lund
9. Assessments, if any, levied by City of Mount Vernon.
10. City, county or local improvement district assessments, if any.