

When recorded return to:
Douglas Mikota
1319 North Waugh Road
Mount Vernon, WA 98273



Skagit County Auditor
7/31/2017 Page

1 of

4 2:18PM \$77.00

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173539
JUL 31 2017

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 620031376

Amount Paid \$ 4819.⁰⁰
Skagit Co. Treasurer
By *Mdm* Deputy

CHICAGO TITLE
620031376

STATUTORY WARRANTY DEED

THE GRANTOR(S) E. Louise Matterand, a single person

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

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

Tract 2, CITY OF MOUNT VERNON SHORT PLAT NO. MV-6-94, as approved January 27, 1995 and recorded January 30, 1995, recorded in Volume 11 of Short Plats, pages 177 and 178, under Auditor's File No. 9501300001 records of Skagit County, Washington; being a portion of Northeast Quarter of the Southeast Quarter in Section 16, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P107688/ 340416-4-004-0500

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 20, 2017

Ronald Wayne Fowler
E. Louise Matterand
By: Ronald Wayne Fowler, Attorney In Fact

State of Washington
Covington of Skagit

I certify that I know or have satisfactory evidence that
Ronald Wayne Fowler

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Attorney In Fact of E. Louise Matterand to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 21st July 2017



Deanna G. Gules
Name: Deanna Gules
Notary Public in and for the State of Washington
Residing at: Waukegan
My appointment expires: 4/4/2018

EXHIBIT "A"
Exceptions
(continued)

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 84209

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon
Purpose: Drainage
Recording Date: January 13, 1976
Recording No.: 828563
Affects: East 10 feet of said Short Plat

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line,
together with necessary appurtenances
Recording Date: April 9, 1980
Recording No: 8004090001
Affects: East 10 feet of said Short Plat

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line,
together with necessary appurtenances
Recording Date: January 13, 1992
Recording No: 9201130091
Affects: The West 10 feet of the East 25 feet of said Short Plat

5. Easement, including the terms and conditions thereof, granted by instrument(s).

Recorded: February 2, 1994
Auditor's No(s): 9402020032, records of Skagit County, Washington
In favor of: City of Mount Vernon
For: Stream course and/or drainage facility
Affects: the West 80 feet of said short plat

EXHIBIT "A"

**Exceptions
(continued)**

6. 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-6-94:

Recording No: 9501300001

7. Easement including the terms, covenants and provisions thereof

Recording Date: April 14, 2005
Recording No.: 200504140037

8. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: January 7, 2000
Auditor's No(s): 200001070040 records of Skagit County, Washington
In favor of: Pasquale J. Senatore, Jr., as his separate estate
For: Construction and use of a driveway, garage and landscaping
Affects: The Easterly portion of Lot 2

9. 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: March 10, 1997
Auditor's No(s): 9703100078, records of Skagit County, Washington

10. Agreement Extinguishing Easements including the terms, covenants and provisions thereof

Recording Date: December 12, 2005
Recording No.: 200512120011

11. City, county or local improvement district assessments, if any.

12. Assessments, if any, levied by City of Mount Vernon.