

**When recorded return to:**  
Kristine M Mooney and Jason D Mooney  
20977 Travis Lane  
Burlington, WA 98233



Skagit County Auditor \$78.00  
8/8/2017 Page 1 of 3 3:16PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

U20031561

Escrow No.: 620031561

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Chris J. Peck and Karin C. Peck, 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 Kristine M Mooney and Jason D Mooney, ~~a married couple~~ a marital community

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

Lot 13, STERLING VIEW DIV. NO. 1, according to the plat thereof recorded in Volume 14 of Plats, pages 182 and 183, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P100540 / 4558-000-013-0002

Subject to:

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

Dated: July 31, 2017

\_\_\_\_\_  
Chris J. Peck

\_\_\_\_\_  
Karin C. Peck

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2017/0688  
AUG 08 2017

Amount Paid \$6501.00  
Skagit Co. Treasurer  
By Deputy

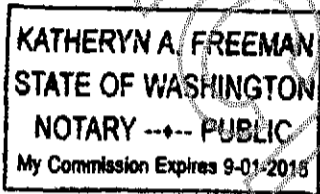
STATUTORY WARRANTY DEED  
(continued)

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Chris J. Peck and Karin C. Peck  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: August 7, 2017

Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish CO  
My appointment expires: 9-01-2018



**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 PLAT OF STERLING VIEW DIVISION 1:  
  
Recording No.: 9107030052
2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: February 20, 1991  
Auditor's No.: 9102200054, 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  
Affects: Strip of land 10 feet in width parallel with and coincidental with the boundaries of all streets and road right-of-ways as delineated on the face of said plat
3. Exceptions and reservations as contained in instrument;  
Recorded: October 28, 1992  
Auditor's No.: Volume 29 of Deeds, page 234, records of Skagit County, Washington  
Executed By: W.M. Lindsey and Emma S. Lindsey, husband and wife  
As Follows: Reservation of minerals, together with the right to enter to remove same  
Affects: Said premises and other property
4. Covenants, conditions, and restrictions contained in declaration 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: July 3, 1991  
Auditor's No.: 9108130067, records of Skagit County, Washington  
Executed By: David M. Allegre, President of Dujardin Development Company  
  
Said instrument is a re-recording of instrument (s);  
Recorded: July 3, 1991  
Auditor's File No(s): 9107030053, records of Skagit County, Washington  
  
AMENDED by instrument:  
Recorded: February 4, 1992, June 18, 1996, and March 2, 2004  
Auditor's No.: 9202040037, 9606180023 and 200403020038, records of Skagit County, Washington
5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: August 13, 1991  
Auditor's No(s): 9108130067, records of Skagit County, Washington  
Imposed By: Owners' Association of Sterling View Div. No. 1
6. Notice  
  
Recording Date: January 10, 1991  
Recording No.: 9101100036
7. Title Notification, - Special Flood Hazard Area  
  
Recording Date: August 5, 2003  
Recording No.: 200308050306
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Owners Association for Sterling View Div. 1..