

When recorded return to:

Jennifer J Dundin and Christopher A Dundin, a
married couple
22556 State Route 9
Mount Vernon, WA 98274



201708090036

Skagit County Auditor

\$79.00

8/9/2017 Page

1 of

6 1:32PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 620031172

CHICAGO TITLE
420031172

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mary Theresa Frank, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Jennifer J Dundin and Christopher A Dundin, a married couple

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

Lot 1, LAKESIDE ESTATES, according to the plat thereof recorded in Volume 14 of Plats, pages
178 and 179, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P96069/ 4556-000-001-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20175105
AUG 09 2017

Amount Paid \$600182
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 1, 2017

Mary Theresa Frank
Mary Theresa Frank

State of WASHINGTON
County of Snohomish

I certify that I know or have satisfactory evidence that Mary Theresa Frank is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8-8-17

E. R. Lutz
Name: ERIC R LUTZ
Notary Public in and for, the State of WA
Residing at: Arlington, WA
My appointment expires: 11-4-18

ERIC R. LUTZ
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 11-04-2018

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 31, 1925
Auditor's No(s): 186159, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

The legal description contained in said easement is not sufficient to determine its exact location within said premises.

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 19, 1947
Auditor's No(s): 40213, records of Skagit County, Washington
In favor of: John Robertson and Ethel Robertson, husband and wife
For: Roadway

The legal description contained in said easement is not sufficient to determine its exact location within said premises.

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 5, 1991
Auditor's No(s): 9106050082, 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 exterior 10 feet of all lots adjoining street frontages in plat

4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 3, 1992
Auditor's No(s): 9212030050, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

The legal description contained in said easement is not sufficient to determine its exact location within said premises.

5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 18, 1947
Auditor's No(s): 402131, records of Skagit County, Washington
In favor of: John Robertson
For: Roadway

The legal description contained in said easement is not sufficient to determine its exact location within said premises.

EXHIBIT "A"

Exceptions (continued)

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 LAKESIDE ESTATES:

Recording No: 9105080059

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: December 1, 1993
Recording No.: 9312010084
Affects: Portion of said premises

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 SKAGIT COUNTY SHORT PLAT NO. 38-87:

Recording No: 8808180023

9. 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: September 16, 1988
Auditor's No(s): 8809160022, records of Skagit County, Washington
Executed By: Alfred Carlson, et al

AMENDED by instrument(s):

Recorded: August 24, 1989
Auditor's No(s): 8908240023, records of Skagit County, Washington

10. 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

EXHIBIT "A"

Exceptions (continued)

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 24, 1991

Auditor's No(s): 9105240066, records of Skagit County, Washington

Executed By: Alfred Carlson, et al

11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: September 16, 1988
Auditor's No(s): 8809160022, records of Skagit County, Washington
12. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: May 24, 1991
Auditor's No(s): 9105240066, records of Skagit County, Washington
13. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: August 24, 1989
Auditor's No(s): 8908240023, records of Skagit County, Washington
14. 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: June 28, 1990
Auditor's No(s): 9006280068, records of Skagit County, Washington
Executed By: Ron Spragg
15. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 12, 1969
Auditor's No(s): 732901, records of Skagit County, Washington
In favor of: Archie Robertson and Ruth Robertson, husband and wife
For: Two foot right-of-way for waterline

The legal description contained in said easement is not sufficient to determine its exact location within said premises.

16. Agreement, including the terms, covenants and provisions thereof

Recording Date: September 23, 1993

Recording No.: 9309230021

17. 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

EXHIBIT "A"

Exceptions
(continued)

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: October 25, 2005

Auditor's No(s): 200510250126, records of Skagit County, Washington

Executed By: SAYYES Enterprises

NOTE: Agreement to be Bound recorded under Auditor's File No. 200512280231, records of Skagit County, Washington.

18. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: October 25, 2005

Auditor's No(s): 200510250126, records of Skagit County, Washington

Imposed By: SAYYES Enterprises

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

20. Assessments, if any, levied by Willabelle Estates Homeowners Association.

21. Assessments, if any, levied by Lakeside Estates Homeowner's Association.