

When recorded return to:
Joshua J Miller and Audrey J Miller
4725 Monte Vista Place
Mount Vernon, WA 98273



201708310074

Skagit County Auditor \$77.00
8/31/2017 Page 1 of 4 12:48PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032000

CHICAGO TITLE
620032000

STATUTORY WARRANTY DEED

THE GRANTOR(S) Frank G Ross, 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 Joshua J Miller and Audrey J Miller, husband and wife

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

Tract 4, CITY OF MOUNT VERNON SHORT PLAT NO. MV-11-76, approved January 23, 1976, and recorded February 9, 1976, in Volume 1 of Short Plats, page 108, under Auditor's File No. 829866, records of Skagit County, Washington; being a portion of Lots 18 and 19, Monte Vista Terrace Addition to Skagit County, Washington, according to the plat thereof recorded in Volume 8 of Plats, pages 20 and 21, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P67510 / 3956-000-019-0106

Subject to:

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


20174125
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 31 2017

Amount Paid \$ 7374.20
By Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 23, 2017



Frank G Ross

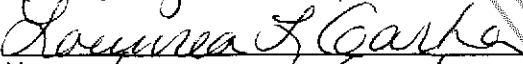


Teresa Ross, as to any presumptive Community
Property and/or Homestead Interest

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Frank G Ross and Teresa Ross the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 24, 2017



Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arline
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 10-27-2018

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 7, 1929
Auditor's No(s): 220833, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 19, 1978
Auditor's No(s): 872238, 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: Said premises and other property

3. 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: W.M. Lindsey and Emma S. Lindsey, husband and wife
Auditor's No.: 826324, records of Skagit County, Washington
Affects: Said premises and other property

4. Covenants, conditions, and restrictions 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: June 6, 1977
Auditor's No(s): 859940, records of Skagit County, Washington
Executed By: Various owners in Monte Vista Terrace

5. 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 CITY OF MOUNT VERNON SHORT PLAT NO. MV-11-76:

Recording No: 829866

EXHIBIT "A"

Exceptions (continued)

6. Agreement, including the terms and conditions thereof; entered into;
By: Kim Gilley
And Between: Lawrence V. Harris
Recorded: February 4, 1997
Auditor's No.: 9702040094, records of Skagit County, Washington
Providing: Sewer line use
7. Agreement, including the terms and conditions thereof; entered into;
By: Lee Frees and Jean Frees, husband and wife
And Between: Larry Harris and Teresa Harris, husband and wife
Recorded: February 4, 1997
Auditor's No.: 9702040095, records of Skagit County, Washington
Providing: Sewer line use
8. Encroachment of concrete curb, landscaping timbers and rock onto the property adjacent on the East as disclosed by a survey recorded June 16, 2003, under Auditor's File No. 200306160302, records of Skagit County, Washington.
9. 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."