

When recorded return to:
Earl W. Lange, Jr. and Taramati Lange
3005 Eastwind Street
Mount Vernon, WA 98273

201709050109
Skagit County Auditor
9/5/2017 Page 1 of 7 3:37PM \$80.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031787

CHICAGO TITLE
620031787

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sarah F. Riha, 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 Earl William Lange, Jr. and Taramati Lange, husband and wife

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): 2 TJ TOWNHOUSES

Tax Parcel Number(s): P117589 / 4769-000-002-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174205
SEP 05 2017

Amount Paid \$4544.00
By *YMB* Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 30, 2017

S. Riha

Sarah F. Riha

STATUTORY WARRANTY DEED

(continued)

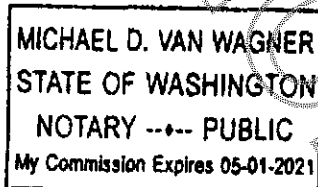
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Sarah F. Riha
(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: 9-3-2017



Michael D. Van Wagner
Name: Michael D. Van Wagner
Notary Public in and for the State of Washington
Residing at: Woodinville
My appointment expires: 5-1-2021

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P117589 / 4769-000-002-0000

Lot 2, T1 TOWNHOUSES, according to the plat thereof, recorded November 30, 2000, under Auditor's File No. 200011300053, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 22, 1977
Auditor's No(s): 861138, records of Skagit County, Washington
In favor of: Continental Telephone Company

2. 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.: 67757, records of Skagit County, Washington
Executed By: State of Washington

3. 10 foot by 10 foot easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 5, 1985
Auditor's No(s): 8511050076, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 2, 1986
Auditor's No(s): 8607020048, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

5. Terms, conditions, and restrictions of that instrument entitled Mount Vernon Land Use Ordinance 2394-A;
Recorded: September 13, 1990
Auditor's No(s): 9009130055, records of Skagit County, Washington

6. Terms, conditions, and restrictions of that instrument entitled Mount Vernon Land Use Ordinance No. 2934;
Recorded: March 2, 1999
Auditor's No(s): 9903020122, records of Skagit County, Washington

EXHIBIT "B"

Exceptions (continued)

7. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: January 27, 2000
Auditor's No(s): 200001270030, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
8. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 12, 2000
Auditor's No(s): 200009120116, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
9. 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 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: September 12, 2000
Auditor's No(s): 200009120118, records of Skagit County, Washington
- AMENDED by instrument(s):
Recorded: March 27, 2001 and July 31, 2003
Auditor's No(s): 200103270101 and 200307310166, records of Skagit County, Washington
10. 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 TJ TOWNHOUSES:**

Recording No: 200011300053
11. Terms, conditions, and restrictions of that instrument entitled Notice;
Recorded: April 25, 2002
Auditor's No(s): 200204250057, records of Skagit County, Washington
12. 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 "B"

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 30, 2001

Auditor's No(s): 200110300103, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: May 8, 2003

Auditor's No(s): 200305080235, records of Skagit County, Washington

13. Joint Maintenance Agreement

Recording Date: April 29, 2003
Recording No.: 200304290205
14. City, county or local improvement district assessments, if any.
15. Assessments, if any, levied by the City of Mount Vernon.
16. Assessments, if any, levied by Eastwind Homeowners Association.