

When recorded return to:

Christian Brian Chmielewski and Rachael M.
Chmielewski
3600 Seneca Drive
Mount Vernon, WA 98273



Skagit County Auditor \$77.00
1/4/2018 Page 1 of 4 1:32PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032320

CHICAGO TITLE
020032320

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas A. Williams and Shelly Williams, 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 Christian B Chmielewski and Rachael M Chmielewski, a married couple

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

Lot 18, PLAT OF PARK MEADOWS, according to the plat thereof, recorded in Volume 16 of Plats, Pages 82 through 84, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P108321 / 4666-000-018-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
201801
JAN 04 2018

Amount Paid \$ 5968.⁰⁰
Skagit Co. Treasurer
By *Madison* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 26, 2017

[Signature]
Thomas A. Williams

[Signature]
Shelly Williams

State of WA

County of Skagit

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

Dated: 1-2-18

[Signature]
Name: Cassandra M Mitchell
Notary Public in and for the State of WA
Residing at: MT Vernon
My appointment expires: 3-10-21



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 PARK MEADOWS:

Recording No: 9510130076

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 15, 1977
Auditor's No(s).: 868655 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 North and the East 7 feet of Tract D of Short Plat No. MV-11-77

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 1, 1995
Auditor's No(s).: 9502010065, 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:

EASEMENT NO. 1: All streets on road rights-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the Public, this clause shall become null and void.)

EASEMENT NO. 2: A strip of land 7 feet in width across all lots, tracts, and spaces located within the above described property being parallel and coincident with the boundaries of all private/public street and road rights-of-way.

4. 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-2-80 and CITY OF MOUNT VERNON SHORT PLAT NO. MV-3-80
Recording No: 8001290022 and 8001290021

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting

EXHIBIT "A"

Exceptions (continued)

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-3-80:

6. Agreement, including the terms and conditions thereof; entered into;
By: John Hocking
And Between: ASH Ventures LLC
Recorded: July 30, 1999
Auditor's No. 199907300174, records of Skagit County, Washington
Providing:
Credit for impact fees in the amount of \$4,200.00 for each lot shall be transferred to Buyer by Seller upon making of application for permits with the City of Mount Vernon. Buyer shall pay all transfer fees to City of Mount Vernon
7. Terms and conditions of that Power of Attorney and Agreement regarding formation of Local Improvement District;
Recorded: October 13, 1995
Auditor's No.: 9510130074, records of Skagit County, Washington
By: John N. Hocking
Between: City of Mount Vernon
8. 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.: 92096, records of Skagit County, Washington
Executed By: The State of Washington
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: November 22, 1995
Auditor's No(s): 9511220120, records of Skagit County, Washington
Executed By: John N. Hocking, Sandi Hocking and John Lund
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by City of Mount Vernon.