

When recorded return to:  
Ronda Weston and David Weston  
2028 South 15th Street  
Mount Vernon, WA 98274



201802120187  
Skagit County Auditor \$77.00  
2/12/2018 Page 1 of 4 3:44PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620033453

CHICAGO TITLE  
620033453

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Andrew Pelton and Kristy Pelton, who acquired title as Kristy Sexton, 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 Ronda Weston and David Weston, wife and husband

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

Lot 3, PLAT OF BLACKBURN RIDGE, according to the plat thereof, recorded in Volume 16 of Plats, pages 206 through 208, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P113152 / 4708-000-003-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018553  
FEB 12 2018

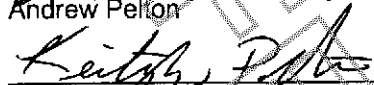
Amount Paid \$6,235.00

Skagit Co. Treasurer  
By *[Signature]* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 6, 2018

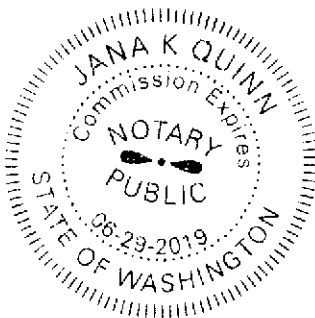
  
\_\_\_\_\_  
Andrew Pelton


  
\_\_\_\_\_  
Kristy Pelton

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Andrew Pelton and Kristy Pelton  
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: February 9, 2018



  
\_\_\_\_\_  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2019

## EXHIBIT "A"

### Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 20, 1975  
Auditor's No(s): 826431, records of Skagit County, Washington  
Affects: The West 20 feet of the East 120 feet of the North 600 feet of said plat
2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: November 15, 1977  
Auditor's No.: 868658, 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: A right-of-way, 10 feet in width having 5 feet of such width on each side of a centerline within said plat
3. Agreement, including the terms and conditions thereof; entered into;  
By: Mount Vernon City Engineer  
And Between: Keith and Regina Ash  
Recorded: June 1, 1981  
Auditor's No.: 8106010035, records of Skagit County, Washington
4. Standard Participation Contract, including the terms and conditions thereof;  
Between: City of Mount Vernon, a municipal corporation  
And: Keith and Regina Ash, husband and wife  
Dated: September 16, 1981  
Recorded: September 23, 1981  
Auditor's No.: 8109230024, records of Skagit County, Washington  
Providing: Right to connect subject property to city sewer
5. Terms and conditions of that City of Mount Vernon Ordinance;  
Recorded: September 30, 1993  
Auditor's No.: 9309300144, records of Skagit County, Washington  
Ordinance No.: 2557
6. 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 BLACKBURN RIDGE:

Recording No: 9801300134

## EXHIBIT "A"

### Exceptions (continued)

7. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, 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: January 29, 1998

Auditor's No.: 9801290061, records of Skagit County, Washington

Executed By: Dean Holt and Gunnar Pedersen

AMENDED by instrument(s):

Recorded: October 11, 2000

Auditor's No(s): 200010110006, records of Skagit County, Washington

8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Mount Vernon.