

**When recorded return to:**  
Joseph Lindquist and Stefanie Lindquist  
2513 Francis Road  
Mount Vernon, WA 98273



Skagit County Auditor 2/21/2018 Page 1 of 4 1:52PM \$77.00

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620033430

CHICAGO TITLE  
620033430

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Wesley F. Riedel and Lana L. Riedel, 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 Joseph Lindquist and Stefanie Lindquist, husband and wife

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

Tract 1, CITY OF MOUNT VERNON SHORT PLAT NO. MV-2-90, approved March 20, 1990, and recorded March 26, 1990, in Volume 9 of Short Plats, pages 216 and 217, under Auditor's File No. 9003260037, records of Skagit County, Washington; being a portion of the West Half of the Southwest Quarter of Section 9, Township 34 North, Range 4 East of the Willamette Meridian;

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P24364/ 340409-3-005-0006

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018668  
FEB 21 2018

Amount Paid \$9,083.<sup>00</sup>  
Skagit Co. Treasurer  
By [Signature] Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: February 15, 2018

Wesley F. Riedel  
Wesley F. Riedel

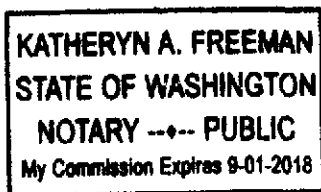
Lana L. Riedel  
Lana L. Riedel

State of Washington  
County of Snohomish

I certify that I know or have satisfactory evidence that Wesley F. Riedel and Lana L. Riedel 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: February 16, 2018

Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish CO  
My appointment expires: 9-01-2018



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: May 20, 1982  
Auditor's No(s): 8205200032, records of Skagit County, Washington  
In favor of: Public Utility District No. 1  
For: Pipe or pipes, line or lines for the transportation of water  
Affects: A strip of land, being the Southeasterly 20 feet of the above described tracts of land, North of and contiguous with Francis (Asplund of Mount Vernon-Clear Lake) Road  
  
Said easement also shown on the face of the plat.
  
2. 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-2-90:  
  
Recording No: 9003260037
  
3. Covenants, conditions, and restrictions contained in instrument(s), 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: April 9, 1968  
Auditor's No(s): 712212, records of Skagit County, Washington  
Executed By: Seattle-First National Bank, a National Banking Association, Executor under the Will of Phil Anderson, (Skagit County Probate Cause No. 11,995) and Dorotha Anderson  
  
Said covenants also appear on other instruments.
  
4. Agreement, including the terms and conditions thereof; entered into;  
By: City of Mount Vernon  
And Between: Kenneth Hertz and Kathy Hertz, husband and wife  
Recorded: May 8, 1990  
Auditor's No.: 9005080091, records of Skagit County, Washington  
Providing: Local Improvement District

**EXHIBIT "A"**

Exceptions  
(continued)

5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: December 3, 2009  
Recording No.: 200912030043  
Matters shown: fence lines

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