

When recorded return to:
Cathi Barta and Stan Barta
3720 East Broadway
Mount Vernon, WA 98273



201802220056

Skagit County Auditor

\$77.00

2/22/2018 Page

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4

1:29PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032314

CHICAGO TITLE
620032314

STATUTORY WARRANTY DEED

THE GRANTOR(S) M. Neal Mattson and Sharon L. Mattson, Trustees of the M. Neal Mattson and Sharon L. Mattson Revocable Trust, dated October 14, 2008

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Cathi Barta and Stan Barta, a married couple

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

Lot 1, PLAT OF PARK RIDGE DIVISION NO. 1, according to the plat thereof recorded in Volume 15 of Plats, pages 112 and 113, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P104180 / 4611-000-001-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018086
FEB 22 2018

Amount Paid \$ 7,658.11
Skagit Co. Treasurer:
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 12, 2018

M. Neal Mattson and Sharon L. Mattson, Trustees of the M. Neal Mattson and Sharon L. Mattson Revocable Trust, dated October 14, 2008

BY: M. Neal Mattson
M. Neal Mattson
Trustee

BY: Sharon L. Mattson
Sharon L. Mattson
Trustee

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that M. Neal Mattson
and Sharon L. Mattson
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustees of M. Neal Mattson and Sharon L. Mattson Revocable Trust, dated October 14, 2008 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2/12/18

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2019

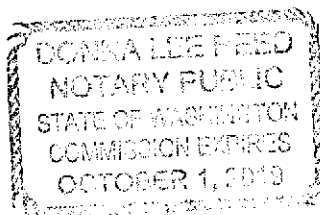


EXHIBIT "A"
Exceptions

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 PARK RIDGE DIVISION 1:

Recording No: 9310190065

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 17, 1992
Auditor's No(s): 9209170092, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 20, 1993
Auditor's No(s): 9309200095, 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. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: October 22, 1993 and August 31, 1994
Auditor's No.: 9310220090 and 9408310034, records of Skagit County, Washington
Imposed By: Summer Ridge Owners Association
5. 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: August 31, 1994
Auditor's No(s): 9408310034, records of Skagit County, Washington
Executed By: THS, Inc., a Washington corporation

Said instrument is a re-recording of instrument (s);

Recorded: October 22, 1993

Auditor's File No(s): 9310220090, records of Skagit County, Washington

AMENDED by instrument:

Recorded: August 31, 1994

EXHIBIT "A"

Exceptions (continued)

- Auditor's No.: 9408310035, records of Skagit County, Washington
Executed by: THS, Inc., a Washington corporation
6. Agreement, including the terms and conditions thereof; entered into;
By: Jeanne McNeil
And Between: T.H.S., Inc.
Recorded: February 3, 1993
Auditor's No.: 9302030154, records of Skagit County, Washington
Providing: Access and Utilities
7. Agreement, including the terms and conditions thereof; entered into;
By: City of Mount Vernon, a Municipal Corporation
And Between: T.H.S. Inc.
Recorded: September 10, 1993
Auditor's No.: 930190066, records of Skagit County, Washington
Providing: Power of Attorney and Agreement regarding Formation of Local Improvement District
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Mount Vernon.
10. Assessments, if any, levied by Summer Ridge Homeowner's Association.