

When recorded return to:
David McKenna
2509 South 15th Street
Mount Vernon, WA 98274



Skagit County Auditor
2/26/2018 Page

1 of 6 3:43PM
\$79.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 620033353

CHICAGO TITLE
620033353

STATUTORY WARRANTY DEED

THE GRANTOR(S) Blake Schluter and Tamara Schluter, 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 David McKenna, a single man

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): 4 SKAGIT VIEW ESTATES

Tax Parcel Number(s): P119817/4805-000-004-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018.1.15
FEB 26 2018

Amount Paid \$
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 13, 2018

Blake Schluter
Blake Schluter
Tamara Schluter
Tamara Schluter

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that
Blake Schluter and Tamara Schluter
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 24, 2018

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

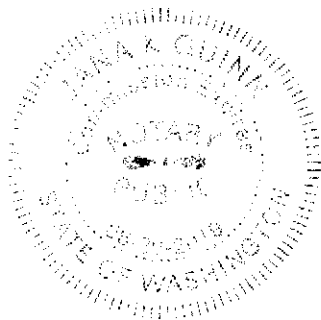


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P119817/4805-000-004-0000

Parcel A:

Lot 4, Skagit View Estates, as recorded November 15, 2002, under Auditor's File No. 200211150098, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Parcel B:

A non-exclusive easement for ingress and egress as delineated on the face of Skagit View Estates, as recorded November 15, 2002, under Auditor's File No. 200211150098, records of Skagit County, Washington.

Situate in Skagit County, Washington.

EXHIBIT "B"
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 **SKAGIT VIEW**

ESTATES:

Recording No: 200211150098

2. 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 14, 2002

Auditor's No(s): 200211140201, records of Skagit County, Washington

Executed By: Mount Vernon Pacific West

3. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: March 13, 2002

Auditor's No.: 200203190104, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Underground electric system, together with necessary appurtenances

4. Agreement, including the terms and conditions thereof; entered into;

By: City of Mount Vernon

And Between: Gretchen D. Mattison, as Trustee of the Gretchen D. Mattison Trust

Recorded: March 12, 1997

Auditor's No.: 9703120087, records of Skagit County, Washington

Providing: Utility and Access Easement Agreement

5. Agreement, including the terms and conditions thereof; entered into;

By: City of Mount Vernon

And Between: Gretchen D. Mattison as Trustee of the Gretchen D. Mattison Trust

Recorded: March 12, 1997

Auditor's No.: 9703120088, records of Skagit County, Washington

Providing: City of Mount Vernon Annexation for Agreement

6. Reservations and Restrictions set forth in instruments recorded under Auditor's File No. 667911 and 667912, records of Skagit County, Washington.

EXHIBIT "B"

Exceptions (continued)

7. Easement for ingress, egress and utilities reserved by Alfred J. Gritz, as disclosed by deed recorded April 13, 1965, under Auditor's File No. 666097, records of Skagit County, Washington.
Affects: Said premises and other property
8. Reservation in favor of Hamilton Farm and Timber Company to drain an adjacent tract into ditch, as disclosed by deed recorded November 25, 1933, under Auditor's File No. 259092, records of Skagit County, Washington.
9. Terms and conditions set forth in special use permit for a storm water detention pond, and recorded August 12, 1996, under Auditor's File No. 9608120096, records of Skagit County, Washington.
10. Declaration of Easement, including the terms, covenants and provisions thereof;

Recording Date: February 18, 2004
Recording No.: 200402180055
11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Utility systems
Recording Date: August 16, 2004
Recording No.: 200408160144
Affects: Portion of said premises
12. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State,

EXHIBIT "B"

Exceptions (continued)

and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."