

When recorded return to:

Zachary Cash
506 S 39th Place
Mount Vernon, WA 98274

201804200071
Skagit County Auditor
4/20/2018 Page 1 of 4

\$77.00
2:02PM

Filed for Record at Request of
Curtis, Casteel and Palmer Law Group, PLLC
Escrow Number: C1800206JB

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018/604
APR 20 2018

Amount Paid \$9,350.00
Skagit Co. Treasurer
By *Chad* Deputy

Statutory Warranty Deed

115672
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Robert G. Hodges and Kathryn J. Hodges, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Zachary Cash, a married man, as his separate estate

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

Abbreviated Legal:
Lot 25, Park Ridge Division I

Tax Parcel Number(s): P104209 / 4611-000-025-0004

Lot 25, Park Ridge Division I, 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.

Subject to: Covenants, conditions and restrictions of record, as attached hereto and made a part hereof by Exhibit "A"

Dated April 16, 2018

Robert G. Hodges
Robert G. Hodges

Kathryn J. Hodges
Kathryn J. Hodges

STATE OF _____ }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Robert G. Hodges and Kathryn J. Hodges

are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

See Attached California Acknowledgement
Notary Public in and for the State of _____
Residing at _____
My appointment expires: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Bernardino

On April 17th, 2018, before me, Brian Budd,
NOTARY PUBLIC, personally appeared Robert G. Hodges
and Kathryn J. Hodges

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature B. Budd (Seal)



ADDITIONAL DOCUMENT DETAILS (Optional, Used for Document Security)

Name/Title of Document:

Statutory Warranty Deed

Document Date:

4/16/18

EXHIBIT "A"

Municipal assessments, if any, levied by the City of Mount Vernon.

4. Any tax, fee, assessments or charges as may be levied by Summer Ridge Community Owner's Association.

D. PROTECTIVE COVENANTS AND/OR EASEMENT, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: October 22, 1993
Auditor's No.: 9310220090
Executed By: T.H.S., Inc., a Washington corporation

Said document was re-recorded under Auditor's File No. 9408310034.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY INSTRUMENT:

Recorded: August 31, 1994
Auditor's No.: 9408310035

A. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: September 10, 1992
Recorded: September 17, 1992
Auditor's No.: 9209170092
Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Area Affected:

Easement No. 1: All streets and road right-of-ways as now or hereafter designated, platted, and/or constructed within 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 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right-of-ways.

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Park Ridge Division I
Recorded: October 19, 1993
Auditor's No: 9310190065

C. NOTICE TO THE PUBLIC AND THE TERMS AND CONDITIONS THEREOF:

Given By: The City of Mount Vernon, a Municipal Corporation of the State of Washington and T.H.S., Inc.
Regarding: Agreement to join and participate in the formation of a Local Improvement District or any Road Improvements Project sanctioned by City of Mount Vernon, and not to oppose or protest assessments therefor
Recorded: October 19, 1993
Recording No.: 9310190066