


When recorded return to:
Robert R. Coallier and Sara A. Coallier
7004 Ershirg Road
Bow, WA 98232


201805110103
05/11/2018 03:04 PM Pages: 1 of 4 Fees: \$77.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034740

CHICAGO TITLE
620034740

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kirk M. Damon and Jennifer A. Damon, 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 Robert R. Coallier and Sara A. Coallier, husband and wife

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

Lot 5, ERSHIG BY THE TRACKS, as per plat approved and recorded September 19, 2005 under Auditor's File No. 200509190241, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P123343 / 4871-000-005-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20181954
MAY 11 2018

Amount Paid \$674.²⁸
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 10, 2018

[Signature]
Kirk M. Damon

[Signature]
Jennifer A. Damon

State of WA

County of SKagit

I certify that I know or have satisfactory evidence that
Kirk M Damon and Jennifer A Damon
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: 5-11-18

[Signature]
Name: Cassandra M Mitchell
Notary Public in and for the State of WA
Residing at: Mr Verno
My appointment expires: 3-10-21



EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Pacific Telephone & Telegraph Co.
Purpose:	Pole line right of way
Recording Date:	September 10, 1912
Recording No.:	92839
Affects:	24 poles to be set 5 feet East of the East line of the right of way of the Great Northern Railway Co.. The grantor agrees not to grant any right or permit for the erection or maintenance of any electric power transmission line or lines upon or over said property, parallel with and within 1000 feet of the lines placed by the Telephone Company or for the erection or maintenance of any such line or lines across the Telephone Company's lines placed upon said right of way at an angle of less than 35 degrees.

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 COUNTY SHORT PLAT NO. 41-81:

Recording No: 8107010040

3. Notice of Moratorium on Non-Forestry Use of Land

Recording Date:	October 23, 2003
Recording No.:	200310230066

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Puget Sound Energy, Inc.
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	July 5, 2005
Recording No.:	200507050153
Affects:	Portion of said premises

5. Lot Certification and the Terms and Conditions thereof

Recording Date:	August 29, 2005
Recording No.:	200508290043

6. Lot Certification and the Terms and Conditions thereof

Recording Date:	September 19, 2005
Recording No.:	200509190238

EXHIBIT "A"Exceptions
(continued)

7. Covenants, conditions and restrictions 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 in the document
Recording Date: September 19, 2005
Recording No.: 200509190239
8. Protected Critical Area Site Plan and/or Easement and the Terms and Conditions thereof
Recording Date: September 19, 2005
Recording No.: 200509190240
9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 ERSHIG BY THE TRACTS:

Recording No: 200509190241
10. City, county or local improvement district assessments, if any.
11. Dues, charges, and assessments, if any, levied by Maple Knoll Owner's Association.