

TICOR TITLE ⑤

760910435
When recorded return to:
Karen A. Richardson
3005 Eastwind Street
Mount Vernon, WA 98273



201805150072

05/15/2018 03:01 PM Pages: 1 of 5 Fees: \$78.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034379

STATUTORY WARRANTY DEED

THE GRANTOR(S) Earl William Lange, Jr. and Taramati Lange, 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 Karen A. Richardson, Trustee of the Karen A. Richardson
Revocable Living Trust under Trust instrument dated 4/27/2004

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 2, TJ TOWNHOUSES, according to the plat thereof, recorded November 30, 2000, under
Auditor's File No. 200011300053, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P117589 / 4769-000-002-0000

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20181996

MAY 15 2018

Amount Paid \$ 5345.00
Skagit Co. Treasurer
By *BT* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 3, 2018

x Earl William Lange, Jr.
Earl William Lange, Jr.

x Taramati Lange
Taramati Lange

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Earl William Lange, Jr. and Taramati Lange are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/7/18

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

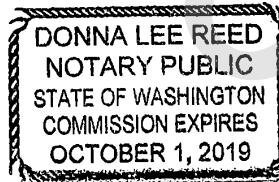


EXHIBIT "A"

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: July 22, 1977

Auditor's No(s): 861138, records of Skagit County, Washington

In favor of: Continental Telephone Company

Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington

Auditor's No.: 67757, records of Skagit County, Washington

Executed By: State of Washington

10 foot by 10 foot easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: November 5, 1985

Auditor's No(s): 8511050076, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: July 2, 1986

Auditor's No(s): 8607020048, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Terms, conditions, and restrictions of that instrument entitled Mount Vernon Land Use Ordinance 2394-A;

Recorded: September 13, 1990

Auditor's No(s): 9009130055, records of Skagit County, Washington

Terms, conditions, and restrictions of that instrument entitled Mount Vernon Land Use Ordinance No. 2934;

Recorded: March 2, 1999

Auditor's No(s): 9903020122, records of Skagit County, Washington

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: January 27, 2000

Auditor's No(s): 200001270030, records of Skagit County, Washington

In favor of: Public Utility District No. 1 of Skagit County

EXHIBIT "A"

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: September 12, 2000

Auditor's No(s): 200009120116, records of Skagit County, Washington

In favor of: Puget Sound Energy, Inc.

For: Electric transmission and/or distribution line, together with necessary appurtenances

Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 12, 2000

Recording No.: 200009120118

AMENDED by instrument(s):

Recorded: March 27, 2001 and July 31, 2003

Auditor's No(s): 200103270101 and 200307310168, records of Skagit County, Washington

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 Plat of TJ Townhouses:

Recording No: 200011300053

Terms, conditions, and restrictions of that instrument entitled Notice;

Recorded: April 25, 2002

Auditor's No(s): 200204250057, records of Skagit County, Washington

Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: October 30, 2001

Recording No.: 200110300103

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 8, 2003

Recording No.: 200305080235

EXHIBIT "A"

City, county or local improvement district assessments, if any.

Assessments, if any, levied by City of Mount Vernon.

Assessments, if any, levied by Eastwind Homeowners Association.

Joint Maintenance Agreement

Recording Date: April 29, 2003

Recording No.: 200304290205