

201805210137  
05/21/2018 01:48 PM Pages: 1 of 3 Fees: \$76.00  
Skagit County Auditor

When recorded return to:  
Aaron S Lintz and Rilene M Lintz  
1814 N. 30th Street  
Mount Vernon, WA 98273

Recorded at the request of:  
Guardian Northwest Title  
File Number: 115882

GUARDIAN NORTHWEST TITLE CO.  
Statutory Warranty Deed 115882

THE GRANTOR Diana J. Lowry, as her separate property and as to any and all interest Robert B. Trueman, husband for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Aaron S. Lintz and Rilene M. Lintz, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 27, TJ Townhouses

Tax Parcel Number(s): P117614, 4769-000-027-0000

Lot 27, "TJ Townhouses", according to the plat as recorded November 30, 2000, under Skagit County Auditor's File No. 200011300053.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated May 15, 2018

Diana Lowry  
Diana Lowry

Robert B. Trueman  
Robert B. Trueman

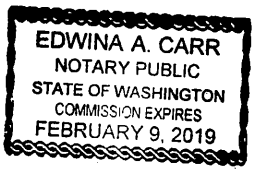
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20182093  
MAY 21 2018  
Amount Paid \$4,010.<sup>00</sup>  
Skagit Co. Treasurer  
By mm Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Diana Lowry and Robert B. Trueman the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5/16/18

Printed Name: EDWINA A. CARR  
Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 2/9/19



**Exhibit A**

**EXCEPTIONS:**

**A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Continental Telephone Company of the Northwest  
Dated: July 20, 1977  
Recorded: July 22, 1977  
Auditor's No: 861138  
Purpose: Construct, maintain, etc., a telephone line

B. Reservations contained in Deed from the State of Washington recorded under Auditor's File No. 67757, reserving to the Grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

**C. EASEMENT AND PROVISIONS CONTAINED THEREIN:**

Grantee: Puget Sound Power & Light Company  
Recorded: November 5, 1985  
Auditor's No: 8511050076  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way

Said instrument is a re-recording of instrument recorded under Auditor's File No. 8510170069.

**D. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Company  
Dated: May 22, 1986  
Recorded: July 2, 1986  
Auditor's No. 8607020048  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way

**E. TERMS AND CONDITIONS OF ORDINANCE OF THE CITY OF MOUNT VERNON, WASHINGTON:**

Ordinance: 2394-A  
Regarding: Land Use  
Recorded: September 13, 1990  
Auditor's No.: 9009130055

(Said Ordinance is to Amend Ordinance No. 1934, regarding re-zoning)

**F. TERMS AND CONDITIONS OF ORDINANCE OF THE CITY OF MOUNT VERNON, WASHINGTON:**

Ordinance: 2934  
Regarding: Land Use/Zoning  
Recorded: March 2, 1999  
Auditor's No.: 9903020122

**G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation  
Dated: January 26, 2000  
Recorded: January 27, 2000  
Auditor's No: 200001270030  
Purpose: Water Pipeline Easement

**H. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Energy, Inc.

Dated: September 12, 2000  
Recorded: September 12, 2000  
Auditor's No: 200009120116  
Purpose: ". . . utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."  
Area Affected:

The West 5 acres of the West 1/2 of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 16, Township 34 North, Range 4 East, W.M., EXCEPT that portion thereof lying within the right-of-way for State Highway No. 538, commonly known as College Way along the South line thereof, AND ALSO EXCEPT that portion thereof conveyed to the State of Washington for State Route 538, by Deed recorded under Auditor's File No. 8607080049, records of Skagit County, Washington.

I. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of TJ Townhouses  
Recorded: November 30, 2000  
Auditor's No: 200011300053

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

Dated: October 30, 2001  
Recorded: October 30, 2001  
Auditor's No: 200110300103  
Executed by: Pasquale J. Senatore; SFG Income Fund IV, L.L.C.; Larry Canaan Profit Sharing and Retirement Trust; and Frontier Bank

Said instrument was modified by instrument recorded May 8, 2003 under Auditor's File No. 200305080235.

K. TERMS AND CONDITIONS OF LETTER:

Dated: April 18, 2002  
Recorded: April 25, 2002  
Auditor's No: 200204250057

((OPTIONAL))

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

Dated: September 12, 2000  
Recorded: September 12, 2000  
Auditor's No: 200009120118  
Executed by: Pat Senatore

Said instrument was modified by instruments recorded March 27, 2001 under Auditor's File No. 200103270101 and July 31, 2003 under Auditor's File No. 200307310168.