



201805230052

05/23/2018 02:00 PM Pages: 1 of 3 Fees: \$76.00  
Skagit County Auditor

When recorded return to:  
Christopher A. Hann and Tessa E. Hann  
4426 Edgemont Place  
Mount Vernon, WA 98273

Recorded at the request of:  
Guardian Northwest Title  
File Number: 115741

Statutory Warranty Deed

115741  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Rick D. Eberle and Lori J. Turner Eberle, also shown of record as Lori J. Eberle, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Christopher A. Hann and Tessa E. Hann, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lot 1, Monte Vista Terrace Add. (aka Tr. A, SP MV-12-77); and  
Section 15, Township 34 North, Range 4 East; Ptn. NE SW

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): P67471, 3956-000-001-0007, P107270, 340415-0-018-0302

Dated 5/21/18

[Signature]  
Rick D. Eberle

[Signature]  
Lori Eberle

STATE OF Washington }  
COUNTY OF Skagit } SS:

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20182139  
MAY 23 2018

Amount Paid \$ 7,570.00  
Skagit Co. Treasurer  
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Rick D. Eberle and Lori Eberle, 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: 5/21/18



Eleanor Romero  
Printed Name: Eleanor Romero  
Notary Public in and for the State of Washington  
Residing at Mt. Vernon  
My appointment expires: 6/23/2021

Order No:

## EXHIBIT A

### Parcel "A"

Tract "A", Mount Vernon Short Plat No. 12-77, approved July 25, 1977, approved July 25, 1977, in Book 2 of Short Plats, page 90, recorded July 25, 1977 under Auditor's File No. 861362; being a portion of Lot 1, "MONTE VISTA TERRACE ADDITION TO SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats pages 20 and 21, records of Skagit County, Washington.

TOGETHER WITH that certain utility easement as set forth in document recorded September 15, 1978 under Auditor's File No. 887493, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

### PARCEL "B":

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 34 North, Range 4 East, W.M. more particularly described as follows:

Beginning at the Northwest corner of Tract "A", Mount Vernon Short Plat No. 12-77, approved July 25, 1977, filed July 25, 1977, in Book 2 of Short Plats, page 90, recorded July 25, 1977 under Auditor's File No. 861362; being a portion of Lot 1. "MONTE VISTA TERRACE ADDITION TO SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, pages 20 and 21, records of Skagit County, Washington;  
thence North 87°55'20" West 63.19 feet along the extension of the North line of said Tract "A" to the Westerly line of Parcel "D" of the land described in deed to Richard D. and Penelope B. Cejka recorded under Auditor's File No. 9001300138, records of Skagit County, Washington;  
thence South 00°29'19" West 240.01 feet along said Westerly line to the South line of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 34 North Range 4 East, W.M.;  
thence South 89°24'02" East 62.70 feet along said South line to the Southwest corner of said Tract "A";  
thence North 00°35'58" East 238.38 feet along the West line of said Tract "A" to the point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

**Exhibit B**

**EXCEPTIONS:**

A. Mineral rights as reserved to W. M. Lindsey and Emma J. Lindsey, husband and wife, said mineral rights are now vested in Skagit County.

B. RESTRICTIONS IMPOSED BY AN INSTRUMENT:

Dated: August 24, 1961  
Recorded: August 25, 1961  
Auditor's No: 611564, Vol. 318 of Deeds, page 318

C. COVENANTS, CONDITIONS AND RESTRICTION CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: June 23, 1977  
Recorded: July 6, 1977  
Auditor's No: 859940  
Executed by: Property owners of Monte Vista Terrace Addition

D. 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:

Plat/Subdivision Name: Monte Vista Terrace Addition  
Recorded: August 7, 1961  
Auditor's No.: 610820

E. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company, Continental Telephone of the Northwest, and Nationwide Cablevision, Inc.  
Dated: December 22, 1977  
Recorded: January 19, 1978  
Auditor's No: 872238  
Purpose: Underground electric system, telephone cable and television cable  
Affects: The West 7 feet of Tract 7, and the Northeast 7 feet of Tract 11 and the Southwest 7 feet of Tract 17 and also the 7 feet parallel and adjacent to the road frontage of all tracts

**((OPTIONAL, Paragraph F))**

F. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Transmission line  
In Favor Of: Puget Sound Power & Light Co.

Recorded: May 5, 1964  
Auditor's No.: 650101  
Affects: A strip of land the exact width and location of which is not disclosed on the record, being described as staked and as constructed  
Affects Lots 3, 5, 10, 14 and 16