

When recorded return to:  
Guang Sheng Luo and Yan Mei Ou  
14601 River Bend Road  
Mount Vernon, WA 98273



**201806130057**

06/13/2018 03:38 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620032046

CHICAGO TITLE CO.  
**620032046**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Yolanda Michelle Smith, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Nong J Xu, a single woman and Guang Sheng Luo and Yan Mei Ou, a married couple

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

Lot 1 of Skagit County Short Plat No. 11-0109, approved July 9, 2012, recorded July 26, 2012, under Auditor's File No. 201207260079, being a portion of the East half of Section 13, Township 34 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P21671/340313-0-009-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
**20182555**  
**JUN 13 2018**

Amount Paid \$10,329.<sup>00</sup>  
Skagit Co. Treasurer  
By *mem* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 8, 2018

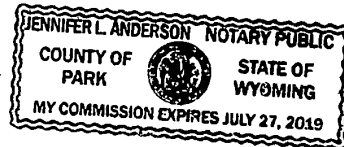
Yolanda Michelle Smith  
Yolanda Michelle Smith

State of Wyoming  
County of Park

I certify that I know or have satisfactory evidence that Yolanda Michelle Smith is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 11, 2018

Jennifer L. Anderson  
Name: Jennifer L. Anderson  
Notary Public in and for the State of Wyoming  
Residing at: Park County  
My appointment expires: 7/27/19



**EXHIBIT "A"**  
Exceptions

1. 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 Short Plat No. 11-0109:

Recording No: 201207260079

2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: February 12, 1999  
Recording No.: 9902120092

3. Order on Special Use Permit SP 99 0253, including the terms, covenants and provisions thereof;

Recording Date: October 16, 1999  
Recording No.: 199910150077

4. Skagit County Lot of Record Certification;

Recording Date: October 21, 2011  
Recording No.: 201110210001

5. Skagit County Lot of Record Certification;

Recording Date: July 26, 2012  
Recording No.: 201207260080

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

Granted to: Skagit County  
Purpose: Conservation Easement  
Recording Date: July 26, 2012  
Recording No.: 201207260081  
Affects: Lot 3 of Short Plat No. 11-0109

7. Any failure to comply with terms and conditions contained in the instrument creating the easement described as

Recording Date: August 30, 2012

**EXHIBIT "A"**Exceptions  
(continued)

Recording No.: 201208300127

Reference is hereby made to said document for full particulars.

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

Purpose: Ingress and egress  
Recording Date: August 30, 2012  
Recording No.: 201208300128  
Affects: Portion of said premises and other property

Said easement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction of said roadway by the common users.

9. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
10. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.
11. City, county or local improvement district assessments, if any.