



**201806190039**

08/19/2018 01:35 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

**When recorded return to:**  
Gary D. Coleman and Christine L. Coleman, a  
married couple  
5247 23rd Ave SW  
Seattle, WA 98106

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620034779

CHICAGO TITLE CO.  
**620034779**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Cheri Rader, an unmarried person  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Gary D. Coleman and Christine L. Coleman, a married couple

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

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

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

Lot(s): 5 JEFFERSON PLACE

Tax Parcel Number(s): P96082 / 4554-000-005-0004

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
*20182645*  
**JUN 19 2018**

Subject to:

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

Amount Paid \$ *5,994.70*  
Skagit Co. Treasurer  
By *mdm* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: June 12, 2018

Cheri Rader

Cheri Rader

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Cheri Rader  
(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: June 13, 2018

Janak Quinn  
Name: Janak Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2019



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P96082 / 4554-000-005-0004**

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Lot 5, JEFFERSON PLACE, according to the plat thereof, recorded in Volume 14 of Plats, page 175, records of Skagit County, Washington;

TOGETHER WITH the Easterly 5 feet of the vacated South 18th Street right-of-way, abutting said Lot 5 and as vacated by Ordinance No. 2452, of the City of Mount Vernon, recorded October 1, 1991, under Auditor's File No. 9110010030, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 1, 1990  
Auditor's No(s): 9010010098, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: The Northerly 10 feet and the East 10 feet of said plat
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 2, 1990  
Auditor's No(s): 9010020057, records of Skagit County, Washington  
In favor of: City of Mount Vernon  
For: Sanitary Sewer  
Affects: The Northerly 20 feet of said plat
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 **JEFFERSON PLACE:**  
  
Recording No: 9104100047
4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: May 13, 1991  
Auditor's No(s): 9105130064, records of Skagit County, Washington  
Executed By: John N. Hocking, a single man  
As Follows: Grantee herein agrees to participate in any future proposed LID or PUD assessments
5. Terms and conditions as established by Mount Vernon City Ordinance No. 2452  
  
Recording Date: October 1, 1991  
Recording No.: 9110010030
6. Public or private easements, if any, over vacated portion of said premises.
7. City, county or local improvement district assessments, if any.

**EXHIBIT "B"**  
Exceptions  
(continued)

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