

**When recorded return to:**

Gary Wise and Cynthia Wise, a married couple and  
Austin Wise and Tanya Wise, a married couple  
305 South 38th Place  
Mount Vernon, WA 98274



**201806200072**

06/20/2018 03:28 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620034568

**CHICAGO TITLE**  
**620034568**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Cheryl E. Zentner and Todd D. Zentner, 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 Gary Wise and Cynthia Wise, a married couple and Austin  
Wise and Tanya Wise, a married couple

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

Lot 28, PARK RIDGE DIVISION II, according to the plat thereof, recorded in Volume 15 of Plats,  
pages 187 and 188, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P105910 / 4634-000-028-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018 2674  
JUN 20 2018

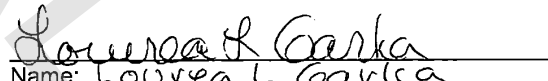
Amount Paid \$ 10,596.<sup>00</sup>  
Skagit Co. Treasurer  
By *man* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 13, 2018

  
Cheryl E. Zentner  
Todd D. ZentnerState of WA  
County of Skagit

I certify that I know or have satisfactory evidence that  
Cheryl E. Zentner Todd D. Zentner  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: June 14, 2018  
Name: Lourea L. Garka  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 10/27/2018

LOUREA L. GARKA  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 10-27-2018

## EXHIBIT "A"

### Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;  
 Purpose: All necessary slopes for cuts and fills  
 Affects: Any portions of said Land which abut upon streets, avenues, alleys, and roads
  
2. Easement, including the terms and conditions thereof, granted by instrument;  
 Recorded: September 17, 1992  
 Auditor's No.: 9209170092, records of Skagit County, Washington  
 In favor of: Puget Sound Power and Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects: A strip of land 10 feet in width across all lots in said plat. Said strip being parallel with and coincident with all streets in said plat
  
3. 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 Park Ridge Division II:  
 Recording No: 199408110044
  
4. Agreement, including the terms and conditions thereof; entered into;  
 By: Jeanne McNeil  
 And Between: T.H.S., Inc.  
 Recorded: February 3, 1993  
 Auditor's No.: 9302030154, records of Skagit County, Washington  
 Providing: Access and utilities
  
5. Agreement, including the terms and conditions thereof; entered into;  
 By: City of Mount Vernon, a municipal corporation  
 And Between: T.H.S., Inc.  
 Recorded: October 19, 1993  
 Auditor's No.: 9310190066, records of Skagit County, Washington  
 Providing: Power of attorney and agreement regarding information of local improvement district
  
6. Covenants, conditions, and restrictions 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;

**EXHIBIT "A"**

Exceptions  
(continued)

Recorded: August 31, 1994  
Auditor's No(s): 9408310034, records of Skagit County, Washington  
Executed By: THS, Inc., a Washington corporation

Said instrument is a re-recording of instrument (s);  
Recorded: October 22, 1993  
Auditor's File No(s): 9310220090, records of Skagit County, Washington

AMENDED by instrument(s):  
Recorded: August 31, 1994  
Auditor's No(s): 9408310035, records of Skagit County, Washington

7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: August 31, 1994  
Auditor's No(s): 9408310034, records of Skagit County, Washington  
Imposed By: The Summer Ridge Owners' Association

Said instrument is a re-recording of instrument (s);  
Recorded: December 22, 1993  
Auditor's File No(s): 9312220090, records of Skagit County, Washington

8. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

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

Recording Date: September 19, 2011

**EXHIBIT "A"**

Exceptions  
(continued)

Recording No.: 201109190088

10. City, county or local improvement district assessments, if any.
11. Liability to future assessments, if any, levied by City of Mount Vernon.
12. Dues, charges and assessments, if any, levied by Summer Ridge Owners Association.