

**When recorded return to:**

Mark P.S. Prentice and Tanja M. Prentice  
17979 Best Road  
Mount Vernon, WA 98273

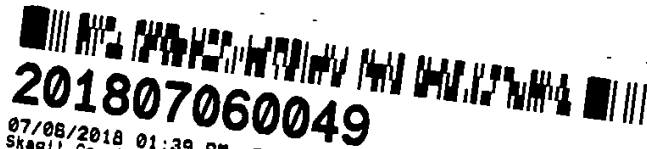
Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620031410



07/06/2018 01:39 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 2960  
JUL 06 2018

Amount Paid \$12,287.<sup>00</sup>  
By Skagit Co. Treasurer  
Deputy

CHICAGO TITLE CO.  
620031410

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Rene Pedroza and Kim Pedroza, 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 Mark P.S. Prentice and Tanja M. Prentice Husband and Wife, as Joint Tenants

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

Lot 1, "P.U.D. OF PLEASANT RIDGE EAST," as per plat recorded on October 12, 2000, under Auditor's File No. 200010120025, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P117268 / 4762-000-001-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

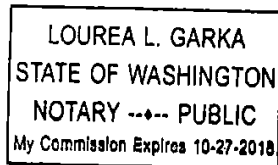
Dated: June 29, 2018

Rene Pedroza  
Rene Pedroza  
Kim Pedroza  
Kim Pedroza

State of WASHINGTON  
County of SCOTT

I certify that I know or have satisfactory evidence that

Rene Pedroza Kim Pedroza  
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: July 6, 2018

Lourea L. Garka  
Name: Lourea L. Garka  
Notary Public in and for the State of WA  
Residing at: Oak Harbor  
My appointment expires: 10/27/2018

## EXHIBIT "A"

### Exceptions

1. 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 P.U.D. OF PLEASANT RIDGE EAST:

Recording No: 200010120025

2. 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 SKAGIT COUNTY SHORT PLAT NO. 65-80:

Recording No: 800610023

3. Protected Critical Area Site Plan and the Terms and Conditions thereof;  
Recorded: July 20, 1999  
Auditor's File No.: 9907200128, records of Skagit County, Washington

4. Bylaws of Pleasant Ridge East, and the terms and conditions thereof;  
Recorded: October 12, 2000  
Auditor's File No.: 200010120027, records of Skagit County, Washington

5. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, 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: October 12, 2000  
Auditor's No.: 200010120026, records of Skagit County, Washington  
Executed by: Allen Bird and Gail Haaland

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 18, 2010 and December 6, 2013  
Recording No.: 201003180062 and 201312060096

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;  
Recorded: October 12, 2000

**EXHIBIT "A"**

Exceptions  
(continued)

Auditor's No.: 200010120026, records of Skagit County, Washington  
Imposed By: Pleasant Ridge East Homeowners Association

An agreement recorded March 19, 2013 at 201303190017 which states that this instrument was subordinated to the document or interest described in the instrument

Recording Date: March 19, 2017  
Recording No.: 201303190016

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by Pleasant Ridge East Homeowner's Association.