

When recorded return to:  
Curt Moyer and Linda Moyer  
7220 182nd St SW  
Edmonds, WA 98026



**201808140066**

08/14/2018 11:28 AM 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.: 620035460

**CHICAGO TITLE**  
**620035460**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Edward G. Bishop and Carol A. Bishop, 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 Curt Moyer and Linda Moyer, a married couple

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

Lot 15, PRAIRIE ACRES III, according to the plat thereof recorded in Volume 12 of Plats, page 74, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P81591 / 4407-000-015-0004,

20183560  
**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**

Subject to:

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

**AUG 14 2018**

Amount Paid \$ 6591<sup>00</sup>  
By *MF* Skagit Co. Treasurer Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 31, 2018

Edward G. Bishop  
Edward G. Bishop  
Carol A. Bishop  
Carol A. Bishop

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Edward G. Bishop and Carol A. Bishop are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/14/18



[Signature]  
Name: Kellia Mayo  
Notary Public in and for the State of WA  
Residing at: Sedro Woolley  
My appointment expires: 6/19/21

**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: May 23, 1974  
Auditor's No.: 801231, records of Skagit County, Washington  
In favor of: Willard M. Hendrickson, et ux, their successors and assigns  
For: Wells and water system, together with necessary appurtenances  
Affects: Exact location is undisclosed of record  
  
AMENDED by instrument:  
Recorded: January 21, 1977  
Auditor's No.: 849733, records of Skagit County, Washington
2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: August 2, 1973  
Auditor's No.: 788858, records of Skagit County, Washington  
In favor of: Gloria Kendall  
For: Ingress, egress and utilities  
  
Note: Exact location and extent of easement is undisclosed of record.  
  
AMENDED by instrument:  
Recorded: February 3, 1977  
Auditor's No.: 850430, records of Skagit County, Washington
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 PRAIRIE ACRES III:  
  
Recording No: 7909050005
4. 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: May 23, 1974  
Auditor's No.: 801289, records of Skagit County, Washington  
Executed By: Willard M. Hendrickson, et ux  
  
AMENDED by instrument:  
Recorded: August 22, 1977  
Auditor's No.: 863199, records of Skagit County, Washington

**EXHIBIT "A"**

Exceptions  
(continued)

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: June 26, 1978  
Auditor's No.: 882158, records of Skagit County, Washington
- AMENDED by instrument:  
Recorded: May 23, 1988  
Auditor's No.: 8805230041, records of Skagit County, Washington
6. 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: April 13, 1979 and June 18, 1974  
Auditor's No.: 7904130021 and 802415, records of Skagit County, Washington  
Executed By: Willard Hendrickson, et ux
7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;  
Recorded: June 26, 1978  
Auditor's No.: 882158, records of Skagit County, Washington  
Imposed By: Skagit Prairie Acres Community Association
8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;  
Recorded: May 23, 1974, December 30, 1977 and April 13, 1979  
Auditor's No.: 801289, 871242 and 7904130021, records of Skagit County, Washington  
Imposed By: Willard M. Hendrickson, et ux, their successors and assigns, doing business as Prairie Acres Water System
9. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document
- Recording Date: December 30, 1977  
Recording No.: 871242
10. Alternative Sewage System Installation including the terms, covenants and provisions thereof

**EXHIBIT "A"**

Exceptions  
(continued)

Recording Date: June 7, 1995  
Recording No.: 9506070063

11. By-Laws - Prairie Acres Water System including the terms, covenants and provisions thereof

Recording Date: July 15, 2005  
Recording No.: 200507150164

12. Assessments, if any, levied by Prairie Acres Water System.
13. Assessments, if any, levied by Skagit Prairie Community Association.
14. City, county or local improvement district assessments, if any.