

When recorded return to:
Rodney Mesa and Teresa Mesa
3816 East Broadway Street
Mount Vernon, WA 98274



201809070061

09/07/2018 01:34 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.: 620035521

CHICAGO TITLE
620035521

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dennis G. Welch, an unmarried person, as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Rodney Mesa and Teresa Mesa, husband and wife

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

Lot 21, PLAT OF PARK RIDGE DIVISION NO. 1, according to the plat thereof recorded in Volume
15 of Plats, pages 112 and 113, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P104202/ 4611-000-021-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20183981
SEP 07 2018

Amount Paid \$ **8015.⁰⁰**
Skagit Co. Treasurer
By *mem* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 4, 2018

Dennis G. Welch

Dennis G. Welch

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Dennis G. Welch is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 09.06.2018

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03.01.2020

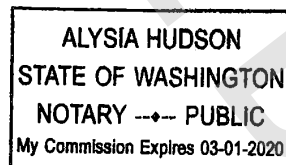


EXHIBIT "A"

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 PARK RIDGE DIVISION 1:

Recording No: 9310190065

2. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: September 17, 1992
 Auditor's No(s).: 9209170092, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: September 20, 1993
 Auditor's No(s).: 9309200095, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
 Recorded: October 22, 1993 and August 31, 1994
 Auditor's No.: 9310220090 and 9408310034, records of Skagit County, Washington
 Imposed By: Summer Ridge Owners Association
5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
 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:

Recorded: August 31, 1994

EXHIBIT "A"Exceptions
(continued)

- Auditor's No.: 9408310035, records of Skagit County, Washington
Executed by: THS, Inc., a Washington corporation
6. 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
7. Agreement, including the terms and conditions thereof; entered into;
By: City of Mount Vernon, a Municipal Corporation
And Between: T.H.S. Inc.
Recorded: September 10, 1993
Auditor's No.: 9310190066, records of Skagit County, Washington
Providing: Power of Attorney and Agreement regarding Formation of Local Improvement District
8. Skagit County Right to Farm Disclosure

Recording Date: November 21, 2014
Recording No.: 201411210176
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by City of Mount Vernon.
11. Assessments, if any, levied by Summer Ridge Homeowner's Association.