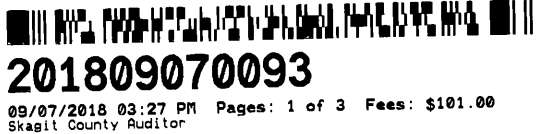


When recorded return to:
Timothy R. Hornbacher and Golda E. Lund
4918 Monte Vista Place
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 116514



Statutory Warranty Deed

116514
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS John Roger Hamlin and Kimberlie Kay Hamlin, a married couple for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Golda E. Lund and Timothy R. Hornbacher, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lot 15, Monte Vista Terrace (aka TR 2, SP MV-9-76)

Tax Parcel Number(s): P67502, 3956-000-015-0100

Tract 2 of Mount Vernon Short Plat No. MV-9-76, located in Section 15, Township 34 North, Range 4 East, W.M., approved January 23, 1976, and recorded in Volume 1 of Short Plats, page 106, under Auditor's File No. 829864, records of Skagit County, Washington; being a portion of Lot 15, "MONTE VISTA TERRACE ADDITION TO SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, pages 20 and 21, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 9.8.18

John Roger Hamlin

Kimberlie Kay Hamlin

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20183992
SEP 07 2018

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 6448.60
By Skagit Co. Treasurer
By Deputy

I certify that I know or have satisfactory evidence that John Roger Hamlin and Kimberlie Kay Hamlin, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 9.5.18



Printed Name: Elizabeth M. Galbreath
Notary Public in and for the State of Washington
Residing at Cannon Island
My appointment expires: 10/7/2019

Exhibit A**EXCEPTIONS:**

A. Mineral rights as reserved to W. M. Lindsey and Emma J. Lindsey, husband and wife, said mineral rights are now vested in Skagit County.

B. RESTRICTIONS IMPOSED BY AN INSTRUMENT:

Dated: August 24, 1961
Recorded: August 25, 1961
Auditor's No: 611564, Vol. 318 of Deeds, page 318

C. COVENANTS, CONDITIONS AND RESTRICTION CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: June 23, 1977
Recorded: July 6, 1977
Auditor's No: 859940
Executed by: Property owners of Monte Vista Terrace Addition

D. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company, Continental Telephone of the Northwest, and Nationwide Cablevision, Inc.
Dated: December 22, 1977
Recorded: January 19, 1978
Auditor's No: 872238
Purpose: Underground electric system, telephone cable and television cable
Affects: The West 7 feet of Tract 7, and the Northeast 7 feet of Tract 11 and the Southwest 7 feet of Tract 17 and also the 7 feet parallel and adjacent to the road frontage of all tracts

E. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No.: MV-9-76
Recorded: February 9, 1976
Auditor's No.: 829864

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

F. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Monte Vista Terrace Addition
Recorded: August 7, 1961
Auditor's No.: 610820

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

G. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: April 25, 2016
Auditor's No.: 201604250156
Regarding: Skagit County Right to Manage Natural Resources/Lands Disclosure

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.