

When recorded return to:
Kathleen Lawson
1510 Bonnie Place
Mount Vernon, WA 98274



201809120065

09/12/2018 01:43 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.: 620035774

CHICAGO TITLE
620035774

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark T Tregre and Deanna Tregre, who acquired title as Deanna Rants-Rodriguez, 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 Kathleen Lawson, an unmarried person and John Miller, an unmarried person

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

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

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

Lot(s): 13 BLACKBURN RIDGE

Tax Parcel Number(s): P113162 / 4708-000-013-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201809120065
SEP 12 2018

Amount Paid \$ 620.00
By Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED

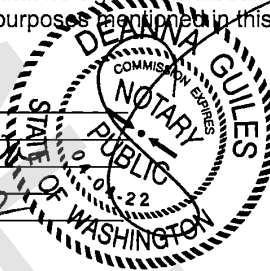
(continued)

Dated: September 10, 2018

[Signature]
 Mark T Tregre
[Signature]
 Deanna Tregre

State of WASHINGTON
 County of SKAGIT

I certify that I know or have satisfactory evidence that Mark T Tregre 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: September 10, 2018Name: Deanna TregreNotary Public in and for the State of WashingtonResiding at: 1414 1st AveMy appointment expires: 4/4/22

State of WASHINGTON
 County of SKAGIT

I certify that I know or have satisfactory evidence that Deanna Tregre is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

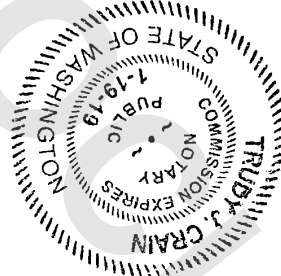
Dated: 9-10-18Name: Tracy J. CrainNotary Public in and for the State of WashResiding at: 1414 1st AveMy appointment expires: 1-19-19

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P113162 / 4708-000-013-0000

Lot 13, PLAT OF BLACKBURN RIDGE, according to the plat thereof, recorded in Volume 16 of Plats, pages 206 through 208, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: November 20, 1975
 Auditor's No(s): 826431, records of Skagit County, Washington
 Affects: The West 20 feet of the East 120 feet of the North 600 feet of said plat

2. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: November 15, 1977
 Auditor's No.: 868658, 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 right-of-way 10 feet in width having 5 feet of such width on each side of a centerline within said plat

3. Agreement, including the terms and conditions thereof; entered into;
 By: Mount Vernon City Engineer
 And Between: Keith and Regina Ash
 Recorded: June 1, 1981
 Auditor's No.: 8106010035, records of Skagit County, Washington

4. Standard Participation Contract, including the terms and conditions thereof;
 Between: City of Mount Vernon, a municipal corporation
 And: Keith and Regina Ash, husband and wife
 Dated: September 16, 1981
 Recorded: September 23, 1981
 Auditor's No.: 8109230024, records of Skagit County, Washington
 Providing: Right to connect subject property to city sewer

5. Terms and conditions of that City of Mount Vernon Ordinance;
 Recorded: September 30, 1993
 Auditor's No.: 9309300144, records of Skagit County, Washington
 Ordinance No.: 2557

6. 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 PLAT OF BLACKBURN RIDGE:

Recording No: 9801300134

EXHIBIT "B"

Exceptions
(continued)

7. 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: January 29, 1998

Auditor's No.: 9801290061, records of Skagit County, Washington

Executed By: Dean Holt and Gunnar Pedersen

AMENDED by instrument(s):

Recorded: October 11, 2000

Auditor's No(s): 200010110006, records of Skagit County, Washington

8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Mount Vernon.