

When recorded return to:  
Alexandra M. Whiteside  
1225 East Fir Street  
Mount Vernon, WA 98273



**201810010258**

10/01/2018 03:56 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.: 620035507

**CHICAGO TITLE**  
**020035507**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Jenner Matthews, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Alexandra M. Whiteside, 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.)

Ptn SE SW, 17-34-4 and Ptn. Lot 3 MADISON PARK ADDITION

Tax Parcel Number(s): P25549 / 340417-0-018-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX


20184369

OCT 01 2018


Amount Paid \$ 3921.00  
Skagit Co. Treasurer  
By *HB* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 18, 2018

  
\_\_\_\_\_  
Jenner MatthewsState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Jenner Matthews 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 25, 2018  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish CO  
My appointment expires: 9-01-2022

Notary Public  
State of Washington  
Kathryn A Freeman  
Commission No. 149913  
My Commission Expires 09-01-2022

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P25549 / 340417-0-018-0007**

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**PARCEL A:**

That portion of the East Half of the Southeast Quarter of the Southwest Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the North line of the County Road 245 feet East of the West line of said subdivision;

Thence North 110 feet;

Thence East to a point 10 feet West of the West line of a tract conveyed to Arthur A. Aves by instrument dated October 16, 1949, filed November 16, 1949 under Auditor's File No. 438151, records of Skagit County, Washington;

Thence South parallel with the West line of Aves Tract, 110 feet, more or less, to the North line of the County Road;

Thence West along said North line to the point of beginning.

Situated in Skagit County, Washington

**PARCEL B:**

That portion of Lot 3, Madison Park Addition, according to the plat thereof recorded in Volume 7 of Plats, page 18, records of Skagit County, Washington, lying Southerly of the Easterly extension of the South line of Lot 2 of said Madison Park Addition.

Situated in Skagit County, Washington

## EXHIBIT "B"

### Exceptions

1. An Easement for drain line, and right of entry to repair, maintain and restore said line contained in instrument including the terms, covenants and provisions thereof  
 Recording Date: December 22, 1964  
 Recording No.: 660059
  
2. City of Mount Vernon Ordinance No. 2510 including the terms, covenants and provisions thereof  
 Recording Date: September 25, 1992  
 Recording No.: 9209250071
  
3. License to use a 100 foot strip of land including the terms, covenants and provisions thereof  
 Recording Date: January 18, 1968  
 Recording No.: 709154
  
4. Restrictions which are deemed a part of a general plan by reason of their insertion in Deeds to other tracts in said subdivision substantially as follows:  

Madison Park Addition is restricted to residential use only

Residences constructed in this addition shall be completed on the exterior within one year from the date of the start of work.

Residences constructed in this addition shall consist of a minimum of 1000 square feet of habitable floor area.

No second hand building shall be moved onto any lot in this addition for residential use.

The minimum distance from the front property line (and side property line in the case of a corner lot) to the house proper shall be not less than 25 feet and the minimum side yard shall be not less than 5 feet.

Septic systems in Madison Park Addition shall include a septic tank of minimum size 500 gallons with a minimum of 100 feet of clay drain tile laid in a 24" x 30" drain field ditch filled to 1-1/2 feet from top of down grade with washed gravel. The septic system shall be located on the side of the house opposite the stream (when lot borders on stream) so as not to allow any direct seepage of septic water into the stream. All septic systems must be accepted by the County Health Officer and the property owner is liable to neighboring property owners complying with this requirement.

(Affects Parcel "B" only)

**EXHIBIT "B"**

Exceptions  
(continued)

5. Quit Claim Deed for Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date: April 28, 2003  
Recording No.: 200304280180

6. 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 Madison Park Addition:

Recording No: 503849

City, county or local improvement district assessments, if any.

7. Assessments, if any, levied by City of Mount Vernon.