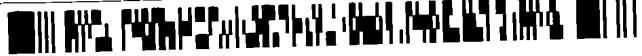


**When recorded return to:**

Larry S. Zeise and Sabrina S. Zeise  
2519 South 15th Street  
Mount Vernon, WA 98274



**201810050089**

10/05/2018 01:27 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.: 620036109

**CHICAGO TITLE**  
620036109

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Trina June Winchester, who aquired title as Trina J. Nieder, an unmarried woman  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Larry S. Zeise and Sabrina S. Zeise, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 7, Skagit View Estates, as recorded November 15, 2002, under Auditor's File No.  
200211150098, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P119820 / 4805-000-007-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20184438  
OCT 05 2018

Amount Paid \$ 6,101.50  
Skagit Co. Treasurer  
By *mdm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 25, 2018

Trina June Winchester  
Trina June Winchester

State of WashingtonCounty of Snohomish

I certify that I know or have satisfactory evidence that

Trina June Winchester

(s) are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: October 1, 2018

Kathryn A. Freeman  
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"**

## 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 **SKAGIT VIEW ESTATES:**  
  
Recording No: 200211150098
2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant 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 law;  
Recorded: November 14, 2002  
Auditor's No(s): 200211140201, records of Skagit County, Washington  
Executed By: Mount Vernon Pacific West
3. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: March 13, 2002  
Auditor's No.: 200203190104, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances
4. Agreement, including the terms and conditions thereof; entered into;  
By: City of Mount Vernon  
And Between: Gretchen D. Mattison, as Trustee of the Gretchen D. Mattison Trust  
Recorded: March 12, 1997  
Auditor's No.: 9703120087, records of Skagit County, Washington  
Providing: Utility and Access Easement Agreement
5. Agreement, including the terms and conditions thereof; entered into;  
By: City of Mount Vernon  
And Between: Gretchen D. Mattison as Trustee of the Gretchen D. Mattison Trust  
Recorded: March 12, 1997  
Auditor's No.: 9703120088, records of Skagit County, Washington  
Providing: City of Mount Vernon Annexation for Agreement
6. Reservations and Restrictions set forth in instruments recorded under Auditor's File No. 667911 and 667912, records of Skagit County, Washington.

**EXHIBIT "A"**Exceptions  
(continued)

7. Easement for ingress, egress and utilities reserved by Alfred J. Gritz, as disclosed by deed recorded April 13, 1965, under Auditor's File No. 666097, records of Skagit County, Washington.  
Affects: Said premises and other property
8. Reservation in favor of Hamilton Farm and Timber Company to drain an adjacent tract into ditch, as disclosed by deed recorded November 25, 1933, under Auditor's File No. 259092, records of Skagit County, Washington.
9. Terms and conditions set forth in special use permit for a storm water detention pond, and recorded August 12, 1996, under Auditor's File No. 9608120096, records of Skagit County, Washington.
10. Declaration of Easement, including the terms, covenants and provisions thereof;  
  
Recording Date: February 18, 2004  
Recording No.: 200402180055
11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Energy, Inc.  
Purpose: Utility systems  
Recording Date: August 16, 2004  
Recording No.: 200408160144  
Affects: Portion of said premises
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Hansell Mitzell LLC, a Washington limited liability company  
Purpose: Ingress, egress and utilities  
Recording Date: February 2, 2004  
Recording No.: 200402020104  
Affects: Portion of said premises
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by City of Mount Vernon.