

TICOR TITLE[®]

When recorded return to:

Sanjaya Gyawali and Sharmila Sunwar
3011 Eastwind Street
Mount Vernon, WA 98273



201810110044

10/11/2018 12:31 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.: 620035998

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marilyn D Edwards, 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 Sanjaya Gyawali and Sharmila Sunwar, a married couple

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

Lot 5, Plat of TJ Townhouses, according to the plat thereof recorded November 30, 2000, under
Auditor's

File No. 200011300053, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P117592 and 4769-000-005-0000

Subject to: See Exhibit "A" attached hereto and made a part hereof.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 4519
OCT 11 2018

Amount Paid \$ 4900.00
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 1, 2018

Marilyn D Edwards
Marilyn D EdwardsState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

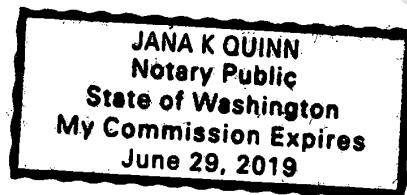
Marilyn D. Edwards
(is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: October 03, 2018Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

EXHIBIT "A"

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: July 22, 1977

Auditor's No(s): 861138, records of Skagit County, Washington

In favor of: Continental Telephone Company

Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington

Auditor's No.: 67757, records of Skagit County, Washington

Executed By: State of Washington

10 foot by 10 foot easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: November 5, 1985

Auditor's No(s): 8511050076, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: July 2, 1986

Auditor's No(s): 8607020048, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Terms, conditions, and restrictions of that instrument entitled Mount Vernon Land Use Ordinance 2394-A;

Recorded: September 13, 1990

Auditor's No(s): 9009130055, records of Skagit County, Washington

Terms, conditions, and restrictions of that instrument entitled Mount Vernon Land Use Ordinance No. 2934;

Recorded: March 2, 1999

Auditor's No(s): 9903020122, records of Skagit County, Washington

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: January 27, 2000

Auditor's No(s): 200001270030, records of Skagit County, Washington

In favor of: Public Utility District No. 1 of Skagit County

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: September 12, 2000

Auditor's No(s): 200009120116, records of Skagit County, Washington

In favor of: Puget Sound Energy, Inc.

For: Electric transmission and/or distribution line, together with necessary appurtenances

Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: September 12, 2000

Recording No.: 200009120118

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 27, 2001 and July 31, 2003

Recording No.: 200103270101 and 200307310168

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 TJ Townhouses:

Recording No: 200011300053

Impact Fee Notice;

Any lot within this subdivision will be subject to impact fees payable upon issuance of a building permit to a non-senior or payable upon transfer of title to a non-senior. Auditor's File No. 200009120118, records of Skagit County, Washington.

Terms, conditions, and restrictions of that instrument entitled Notice;

Recorded: April 25, 2002

Auditor's No(s): 200204250057, records of Skagit County,

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: October 30, 2001

Auditor's No(s): 200110300103, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: March 27, 2001 and May 8, 2003

Auditor's No(s): 200103270101 and 200305080235, records of Skagit County, Washington

Agreement, including the terms and conditions thereof; entered into;

By: M. Hawk Construction

And Between: Public

Recorded: April 29, 2003

Auditor's No.: 200304290205, records of Skagit County, Washington

Providing: Joint maintenance

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

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