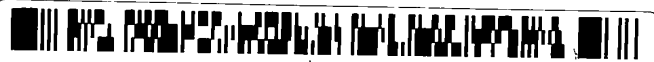


When recorded return to:  
Colleen N Bedrosian  
24 Escanyo Drive  
South San Francisco, CA 94080



**201901180060**

01/18/2019 01:52 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.: 620036966

**CHICAGO TITLE**  
020036966

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Albert J Lang and Belinda R Lang, 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 Colleen N Bedrosian, an unmarried woman

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

Lot 36, PARTINGTON PLACE DIVISION 2, according to the plat thereof, recorded in Volume 14 of  
Plats, pages 191 and 192, records of Skagit County, Washington.  
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P100401 / 4568-000-036-0005,

Subject to:


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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019 199  
JAN 18 2019

Amount Paid \$4,980.10  
Skagit Co. Treasurer  
By *nam* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

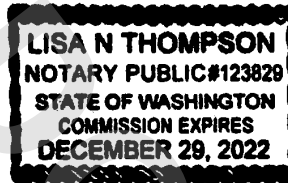
Dated: January 3, 2019

  
Albert J Lang  
Belinda R Lang

State of WASHINGTON

County of ~~SKAGIT~~ Snohomish *18*

I certify that I know or have satisfactory evidence that Albert J Lang and Belinda R Lang are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 10, 2019  
Name: Lisa N. ThompsonNotary Public in and for the State of WashingtonResiding at: Monroe, WA,My appointment expires: 12-29-22

## EXHIBIT "A"

### Exceptions

1. Easement provision on the face of Partington Place Division 1, recorded in Volume 14 of Plats, pages 186 through 190, under Auditor's File No. 9108070007, records of Skagit County, Washington;  
 Recorded: June 25, 1965  
 Auditor's No.: 668262, records of Skagit County, Washington  
 In favor of: Gerald D. Gilbertson and Sharon K. Gilbertson, husband and wife  
 For: Ingress, egress and utilities  
 Affects: Said premises, the exact location and extent of said easement is undisclosed of record
  
2. Easement provision on the face of Partington Place Division 1, recorded in Volume 14 of Plats, pages 186 through 190, under Auditor's File No. 9108070007, records of Skagit County, Washington;  
 Dated: December 4, 1990  
 Recorded: April 15, 1991  
 Auditor's No.: 9104150079, records of Skagit County, Washington  
 In favor of: Puget Sound Power and Light Company  
 For: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system together with the right to remove brush trees and landscaping which may constitute a danger to said lines  
 Affects: The exterior 10 feet, parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approved plat  
  
 Said instrument is a re-recording of instrument (s);  
 Recorded: December 14, 1990  
 Auditor's File No(s): 9012140084, records of Skagit County, Washington
  
3. 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 PARTINGTON PLACE DIVISION NO. 2:  
  
 Recording No: 9108090086
  
4. Notes on the face of said City of Mount Vernon Short Plat No. MV-1-91, as follows:
  - A. Short plat number and date of approval shall be included in all deeds and contracts.
  - B. Zoning - R-1, 9.6.
  - C. Sewage Disposal - City of Mount Vernon.

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

D. Water - P.U.D. No. 1.

E. This property is SUBJECT TO and TOGETHER WITH easements, reservation restrictions, covenants and other instruments of recording including but not limited to those instruments recorded under Auditor's File Nos. 668262, 8211040012 and 8907030063, records of Skagit County, Washington.

5. Note on the face of Partington Place Division 1, recorded in Volume 14 of Plats, pages 186 through 190, under Auditor's File No. 9108070007, records of Skagit County, Washington;  
 From: Edward E. McCadam and Sharon K. McCadam, husband and wife  
 Recorded: February 27, 1991  
 Auditor's No.: 9102270060, records of Skagit County, Washington  
 As follows: The above described property aggregates contiguous property owned by the grantee for the purpose of a Boundary Line Adjustment and does not create a separate lot
6. Covenants and restrictions contained in instrument, 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: September 13, 1991  
 Auditor's No.: 9109130093, records of Skagit County, Washington  
 Executed By: Ted C. Johnson, Kendall D. Gentry, Nancy F. Gentry, Robert G. Huls and Eiko K. Huls  
 AMENDED by instrument(s):  
 Recorded: December 12, 1991  
 Auditor's No(s): 9112120049, records of Skagit County, Washington
7. Notice contained in deed  
 Recording Date: February 1, 2002  
 Recording No.: 200202010120  
 Regarding: Skagit County Right to Farm Ordinance
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Mount Vernon.
10. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2019.