



201904180031

04/18/2019 10:36 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

When recorded return to:

Lisa K. Hanger
1722 Madre Place
Mount Vernon, WA 98274

GUARDIAN NORTHWEST TITLE CO.

STATUTORY WARRANTY DEED 19-1658

THE GRANTOR(S) William J. Chapman and Nicole D. Chapman, husband and wife, 514 S. 39th Place, Mount Vernon, WA 98274,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Lisa K. Hanger, an unmarried woman

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

Lot 24, "PLAT OF PARK RIDGE DIVISION 1," as per plat recorded in Volume 15 of Plats, pages 112 and 113, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Abbreviated legal description: Lot 24, Park Ridge Division 1

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P104206 & 4611-000-024-0003

Dated: 4-17-19

William J. Chapman
William J. Chapman

Nicole D. Chapman
Nicole D. Chapman

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 1391
APR 18 2019

Amount Paid \$12,251.40
Skagit Co. Treasurer
By mm Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1658-MM

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that William J. Chapman and Nicole D. Chapman is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 17th day of April, 2019

Mary Miller
Signature

Notary Public
Title

My appointment expires: 01-19-2022



Statutory Warranty Deed
LPB 10-05

Order No.: 19-1658-MM

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EXHIBIT B

19-1658-MM

1. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded September 17, 1992, as Auditor's File No. 9209170092.

2. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Park Ridge Division I recorded October 19, 1993 as Auditor's File No. 9310190065.

3. NOTICE TO THE PUBLIC AND THE TERMS AND CONDITIONS THEREOF:

Given By: The City of Mount Vernon, a Municipal Corporation of the State of Washington and T.H.S., Inc.

Regarding: Agreement to join and participate in the formation of a Local Improvement District or any Road Improvements Project sanctioned by City of Mount Vernon, and not to oppose or protest assessments therefor

Recorded: October 19, 1993

Recording No.: 9310190066

4. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by T.H.S., Inc., a Washington corporation, recorded October 22, 1993 as Auditor's File No. 9310220090.

Said document was re-recorded under Auditor's File No. 9408310034.

Above covenants, conditions and restrictions were amended and recorded August 31, 1994 as Auditor's File No. 9408310035.

5. Any tax, fee, assessments or charges as may be levied by Summer Ridge Community Owner's Association.