



201904260078

04/26/2019 01:56 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:
Lisa M. King and Milton P. King
717 Hawthorne St #D-9
Everett, WA 98201

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037314

CHICAGO TITLE
020037314

STATUTORY WARRANTY DEED

THE GRANTOR(S) Edris L. Moran, 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 Lisa M. King and Milton P. King, a married couple

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

Lot 31 PLAT OF JASMINE PLACE, according to the plat thereof recorded February 28, 2002, under Auditor's File No. 200202280026, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P118989 / 4791-000-031-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20191523
APR 26 2019

Amount Paid \$ 5,505.²⁰
Skagit Co. Treasurer
By *mlm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 18, 2019

Edris L. Moran
Edris L. Moran

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Edris L. Moran
(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: April 24, 2019

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

JANA K QUINN
Notary Public
State of Washington
My Commission Expires
June 29, 2019

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 4, 1991
Auditor's No(s): 9102040072, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 5, 1991
Auditor's No(s): 9103050066, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 24, 2001
Auditor's No(s): 200108240008, records of Skagit County, Washington
In favor of: City of Mount Vernon
For: A public sidewalk together with the right to construct, maintain, and replace said sidewalk, and together with rights of access over and through said easement area at any and all times for the purpose of doing anything necessary, useful, or convenient for the enjoyment of the easement hereby granted

4. Easement, including the terms and conditions thereof, created by instrument;
Recorded: September 6, 2001
Auditor's No.: 200109060034, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way

Easement No. 3: All areas located within a 10 feet perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or driven, surfaces shall be located within a 5 foot perimeter or all of Grantees' ground-mounted or semi-buried vaults, pedestals, transformers and/or handholds

5. Exceptions and reservations as contained in instrument;
Recorded: August 17, 1900
Auditor's No.: 34055, records of Skagit County, Washington

EXHIBIT "A"Exceptions
(continued)

Executed By: W.M. Lindsey and Emma S. Lindsey, his wife
 As Follows: All coal and other minerals are reserved and excepted from this conveyance

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 **PLAT OF JASMINE PLACE:**

Recording No: 200202280026

7. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, 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;
 Dated: December 12, 2001
 Recorded: December 24, 2001
 Auditor's No(s): 200112240134, records of Skagit County, Washington
 Executed By: Northern Reign Development Company, L.L.C.
8. 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: February 28, 2002
 Auditor's No(s): 200202280025, records of Skagit County, Washington
 Executed By: Northern Reign Development
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by City of Mount Vernon.