

When recorded return to:  
Matt McLeod and Shelby McLeod  
16888 Maplewood Lane  
Bow, WA 98232



**201905160067**

05/16/2019 03:22 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.: 620038226

CHICAGO TITLE  
620038226

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Christopher J Hernandez and Ashley Hernandez, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Matt McLeod and Shelby McLeod, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 3, ERSBIG BY THE TRACKS, AS PER PLAT RECORDED ON SEPTEMBER 19, 2005,  
UNDER AUDITOR'S FILE NO.200509190241 RECORDS OF SKAGIT COUNTY, WASHINGTON.  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P123341/4871-000-003-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20191838

MAY 16 2019

Amount Paid \$9,795.00

Skagit Co. Treasurer

By *mhm* Deputy

## STATUTORY WARRANTY DEED

(continued)

Dated: May 13, 2019

Christopher J. Hernandez  
Christopher J Hernandez  
Ashley Hernandez  
Ashley Hernandez

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Christopher J Hernandez and Ashley Hernandez 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: May 15 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(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Pacific Telephone & Telegraph Co.  
Purpose: Pole line right of way  
Recording Date: September 10, 1912  
Recording No.: 92839
2. 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 SKAGIT COUNTY SHORT PLAT NO. 41-81:  
  
Recording No: 8107010040
3. Notice of Moratorium on Non-Forestry Use of Land  
Recording Date: October 23, 2003  
Recording No.: 200310230066
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: July 5, 2005  
Recording No.: 200507050153  
Affects: Portion of said premises
5. Lot Certification and the Terms and Conditions thereof  
Recording Date: August 29, 2005  
Recording No.: 200508290043
6. Lot Certification and the Terms and Conditions thereof  
Recording Date: September 19, 2005  
Recording No.: 200509190238
7. Covenants, conditions and restrictions 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 in the document  
Recording Date: September 19, 2005

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

Recording No.: 200509190239

8. Protected Critical Area Site Plan and/or Easement and the Terms and Conditions thereof

Recording Date: September 19, 2005

Recording No.: 200509190240

9. 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 ERSHIG BY THE TRACTS:

Recording No: 200509190241

10. Covenants, conditions and restrictions 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: January 6, 2006

Recording No.: 200601060118

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

12. Assessments, if any, levied by Maple Knoll Owners Association.