

When recorded return to:
Teresa Ann Wattawa and Arthur Scot Wattawa
3816 Ridge Court
Mount Vernon, WA 98273



201906260045

06/26/2019 11:33 AM 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.: 620038184

CHICAGO TITLE
W20038184

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ricky D. Sego and Patricia M. Sego, 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 Teresa Ann Wattawa and Arthur Scot Wattawa, wife and husband

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 6, PARK RIDGE DIVISION II, according to the plat thereof, recorded in Volume 15 of Plats, pages 187 and 188, 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): P105887 / 4634-000-006-0005,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2566
JUN 26 2019

Amount Paid \$ 10,062.00
Skagit Co. Treasurer
By *mem* Deputy

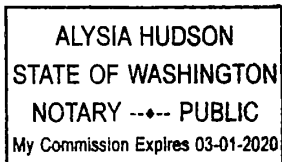
STATUTORY WARRANTY DEED
(continued)

Dated: June 17, 2019

Ricky D. Sego
Ricky D. Sego
Patricia M. Sego
Patricia M. Sego

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Ricky D Sego and Patricia M Sego
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: June 20, 2019

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03.01.2020

EXHIBIT "A"

Exceptions

1. 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 Park Ridge Division II:

Recording No: 9408110044
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: September 17, 1992
Recording No.: 9209170092
3. Agreement and the terms and conditions thereof:

Executed by: Jeanne McNeil and THS, Inc.
Recording Date: February 3, 1993
Recording No.: 9302030154
4. Agreement and the terms and conditions thereof:

Executed by: City of Mount Vernon and THS, Inc.
Recording Date: October 19, 1993
Recording No.: 9310190066
5. 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: August 31, 1994
Recording No.: 9408310034

Said instrument is a re-recording of instrument(s):

Recording Date: October 22, 1993
Recording No.: 9310220090

AMENDED by instrument(s):

EXHIBIT "A"Exceptions
(continued)

Recording Date: August 31, 1994
Recording No.: 9408310035

6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth above:

Imposed by: The Summer Ridge Owners' Association

7. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by the City of Mount Vernon.
11. Dues, charges and assessments, if any, levied by Summer Ridge Owners Association.