



201908050072

08/05/2019 09:50 AM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor

Recording Requested By  
When Recorded Mail To

Paul J. Walti, Jr., Esq.  
Ross, Hackett, Dowling,  
Valencia & Walti  
600 El Camino Real, P.O. Box 279  
San Bruno, CA 94066-0279

Mail Tax Statement To

COLLEEN NADINA BEDROSIAN  
24 Escanyo Drive  
South San Francisco, CA 94080-4132

STATUTORY WARRANTY DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is: **NO CONSIDERATION - NO TAX DUE - TRANSFER TO REVOCABLE TRUST - R&T Code 11930.**

**CITY TAX: NO TAX DUE -**

- ( ) Computed on full value of property conveyed, or
- ( ) Computed on full value less value of liens and encumbrances remaining at time of sale.
- ( ) Unincorporated area (x) City of Mount Vernon

**Tax Parcel No. P100401 / 4568-000-036-0005**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, COLLEEN N. BEDROSIAN, an unmarried woman, hereby grant(s) to COLLEEN NADINA BEDROSIAN Trustee of THE COLLEEN NADINA BEDROSIAN REVOCABLE TRUST DATED JULY 14, 2014, AS RESTATED ON JULY 16, 2019, all of her right, title and interest in the following described real property in the City of Mount Vernon, 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.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019.3281  
AUG 05 2019

Commonly known as: **1022 S. 27<sup>TH</sup> STREET  
MOUNT VERNON, WA 98274**

Tax Parcel No. P100401 / 4568-000-036-0005

Amount Paid \$ 0  
Skagit Co. Treasurer  
By *mem* Deputy

Subject to: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Dated: JULY 16, 2019

*Colleen N. Bedrosian*  
COLLEEN N. BEDROSIAN

MAIL TAX STATEMENTS TO ADDRESS STATED ABOVE



**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, reservation, 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, of 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.