

When recorded return to:

Lora Drasner
7512 Merganser Lane
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-5067

Nov 20 2019

Amount Paid \$16025.00
Skagit County Treasurer
By Marilyn Martich Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040388

CHICAGO TITLE
W20040388

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald W. Moser and Shizuka Moser, 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 Lora Drasner, a married person, as her separate estate

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

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

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

Lot(s): 12, SUNSET CREEK PLANNED UNIT DEVELOPMENT

Tax Parcel Number(s): P111490 / 4694-000-012-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 1, 2019

Donald W Moser by Michael Moser
Donald W. Moser by Michael Moser attorney in fact Attorney in fact

Shizuka Moser
Shizuka Moser

State of Indiana
County of Hendricks

I certify that I know or have satisfactory evidence that Michael Moser is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Donald W. Moser and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11/12/19
Jennifer A Dixon
Name: Jennifer A Dixon
Notary Public in and for the State of Indiana
Residing at: Hendricks
My appointment expires: 03/05/25



State of Indiana
County of Hendricks

I certify that I know or have satisfactory evidence that Shizuka Moser 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: 11/12/19
Jennifer A Dixon
Name: Jennifer A Dixon
Notary Public in and for the State of Indiana
Residing at: Hendricks
My appointment expires: 03/05/25



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P111490 / 4694-000-012-0000

LOT 12, "SUNSET CREEK PLANNED UNIT DEVELOPMENT", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGES 168 THROUGH 172, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Telephone and Telegraph
 Purpose: pole line
 Recording Date: October 4, 1912
 Recording No.: 93115
2. Title Notification including the terms, covenants and provisions thereof

Recording Date: October 1, 1996
 Recording No.: 9610010068
3. Regulatory Notice/Agreement including the terms, covenants and provisions thereof

Recording Date: May 21, 1997
 Recording No.: 9705210037
4. Regulatory Notice/Agreement including the terms, covenants and provisions thereof

Recording Date: May 27, 1997
 Recording No.: 9705270133
5. 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 Sunset Creek Planned Unit Development:

Recording No: 9705300114
6. 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: May 30, 1997
 Recording No.: 9705300115

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "B"

**Exceptions
(continued)**

Recording Date: February 10, 1998
Recording No.: 9802100121

Recording Date: January 16, 2003
Recording No.: 200301160119

Recording Date: March 23, 2004
Recording No.: 200403230118

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2019
Tax Account No.: P111490 / 4694-000-012-0000
Levy Code: 1210
Assessed Value-Land: \$191,800.00
Assessed Value-Improvements: \$580,800.00

General and Special Taxes:
Billed: \$7,579.41
Paid: \$7,579.41
Unpaid: \$0.00
9. Assessments, if any, levied by Sunset Creek PUD Homeowners Association.
10. City, county or local improvement district assessments, if any.