

POOR ORIGINAL

202210140103

10/14/2022 02:20 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

When recorded return to:

Kathie De Celles
1617 Spruce Court
Mount Vernon, WA 98273

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 20224214

Oct 14 2022

Amount Paid \$10319.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

**CHICAGO TITLE
620052905**

Escrow No.: 620052905

STATUTORY WARRANTY DEED

THE GRANTOR(S) Debra L. Foster, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Kathie De Celles, a married woman as her separate estate

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

LOT 14, VIEW CREST NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME
14 OF PLATS, PAGES 193 AND 194, 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): P100449 / 4573-000-014-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 30, 2022

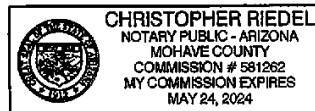
Debra L Foster
Debra L. FosterState of ARIZONA
County of MOHAVEThis record was acknowledged before me on OCT 10th, 2022 by Debra L. Foster.
(Signature of notary public)Notary Public in and for the State of ARIZONAMy commission expires: 5/24/24

EXHIBIT "A"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Plat of View Crest No. 2:

Recording No: 9108120008

2. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: W.M. Lindsey and Emma S. Lindsey, husband and wife
 Recording Date: September 21, 1900
 Recording No.: 34276

NOTE: This exception does not include present ownership of the above mineral rights.

Said mineral rights are now vested in Skagit County through foreclosure of delinquent taxes and issuance of Tax Deed dated December 15, 1920 and recorded December 30, 1920, under Recording No. 146781.

3. 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: 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
 Recording Date: December 3, 1990
 Recording No.: 9012030081
 Affects: Portion of said premises

4. 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 12, 1991
 Recording No.: 9108120009

Said instrument was modified by instrument recorded May 1, 1992 under Recording No. 9205010110

EXHIBIT "A"

Exceptions
(continued)

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Mount Vernon.