

When recorded return to:

Pepper Severson and Rick M. Severson  
3410 East Broadway  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20236986

Jun 22 2023

Amount Paid \$9366.20

Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

Guardian NW Title 23-18589-KH

THE GRANTOR(S) **James Nichols and Joyce Nichols, a married couple**, 11624 Marihugh Place, Mount Vernon, WA 98273,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Pepper Severson and Rick M. Severson, wife and husband**

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

Lot 1, "PLAT OF CANDLE RIDGE", as per plat recorded in Volume 15 of Plats, pages 110 and 111, records of Skagit County, Washington.

Abbreviated legal description: Property 1:  
Lot 1, PLAT OF CANDLE RIDGE

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P104236/4610-000-001-0000

Statutory Warranty Deed  
LPB 10-05

Order No.: 23-18589-KH

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Dated: 6/13/23

James Nichols by Connie Walser Attorney In fact  
James Nichols by Connie Walser, Attorney-In-Fact

Joyce Nichols by Connie Walser, Attorney In fact  
Joyce Nichols by Connie Walser, Attorney-In-Fact

STATE OF WASHINGTON  
COUNTY OF SKAGIT

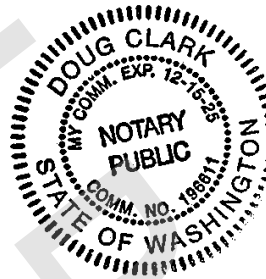
\*attorney in fact

This record was acknowledged before me on 13<sup>th</sup> day of June, 2023 by Connie Walser and Joyce Nichols.

Doug Clark  
Signature

Notary Public  
Title

My commission expires: 12-15-25



Statutory Warranty Deed  
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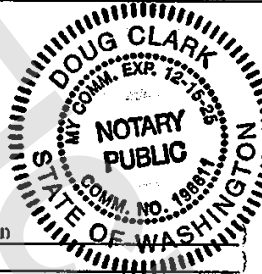
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STATE OF Washington }  
 County of Skagit } SS:

I certify that I know or have satisfactory evidence that Connie Walser  
 signed this instrument, on oath stated that She is  
 authorized to execute the instrument and acknowledged it as the Attorney in fact  
 of James Nichols and Joyce Nichols to be the free and voluntary act of such  
 party for the uses and purposes mentioned in this instrument.

Dated: 6-13-23



Doug Clark  
 Printed Name: Doug Clark  
 Notary Public in and for the State of Washington  
 Residing at 5000 W. Colley Wt  
 My appointment expires: 12-15-25

State of Washington }  
 County of \_\_\_\_\_ } SS:

On this day personally appeared and sworn before me \_\_\_\_\_  
 I certify that I know or have satisfactory evidence that \_\_\_\_\_, the  
 person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and  
 acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: \_\_\_\_\_

Notary Public in and for the State of Washington  
 Residing at \_\_\_\_\_  
 My appointment expires: \_\_\_\_\_

STATE OF: Washington }  
 County of: \_\_\_\_\_ } SS:

I certify that I know or have satisfactory evidence that \_\_\_\_\_  
 signed this instrument, on oath stated that \_\_\_\_\_ is/are authorized to execute the instrument and acknowledged  
 it as the \_\_\_\_\_ of \_\_\_\_\_ to be the free and  
 voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Notary Public in and for the State of: Washington  
 Residing at: \_\_\_\_\_  
 My appointment Expires: \_\_\_\_\_

**EXHIBIT A**

23-18589-KH

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company

Dated: September 10, 1992

Recorded: September 17, 1992

Auditor's No.: 9209170092

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

Area Affected:

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Easement No. 1: All streets and road right-of-ways as now or hereafter designated, platted, and/or constructed within above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right-of-ways.

11. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following:

Plat/Subdivision Name: Park Ridge Division I

Recorded: October 19, 1993

Auditor's No: 9310190065

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

12. NOTICE TO THE PUBLIC AND THE TERMS AND CONDITIONS THEREOF:

Given By: The City of Mount Vernon, a Municipal Corporation of the State of Washington and T.H.S., Inc.

Regarding: Agreement to join and participate in the formation of a Local Improvement District or any Road Improvements Project sanctioned by City of Mount Vernon, and not to oppose or protest assessments therefor

Recorded: October 19, 1993

Recording No.: 9310190066

13. PROTECTIVE COVENANTS AND/OR EASEMENT, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: October 22, 1993

Auditor's No.: 9310220090

Executed By: T.H.S., Inc., a Washington corporation

Said document was re-recorded under Auditor's File No. 9408310034.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY INSTRUMENT:

Recorded: August 31, 1994

Auditor's No.: 9408310035

14. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded April 30, 2002 as Auditor's File No. 200204300072 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance.

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If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

**End of Exhibit A**