

**When recorded return to:**  
Ryan Sarver and Antoinette Oliver  
9101 13th Place NE  
Lake Stevens, WA 98258

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20238063  
Sep 14 2023  
Amount Paid \$10932.60  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620054700

**CHICAGO TITLE**  
620054700

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Lynn Powers, 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 Ryan Sarver, an unmarried person and Antoinette Oliver, an unmarried person

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.)

LT 16, PARK RIDGE DIV I

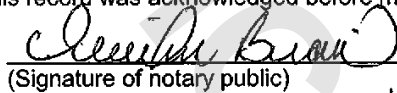
Tax Parcel Number(s): P104196 / 4611-000-016-0005

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)Dated: September 14, 2023

Lynn Powers

State of Washington  
County of SkagitThis record was acknowledged before me on 9-14-2023 by Lynn Powers.

(Signature of notary public)

Notary Public in and for the State of WashingtonMy commission expires: 7-25-2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P104196 / 4611-000-016-0005**

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LOT 16, PARK RIDGE DIVISION I, ACCORDING TO THE PLAT THEREOF, RECORDED IN  
VOLUME 15 OF PLATS, PAGES 112 AND 113, 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 set forth in a document:  
  
In favor of: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: September 17, 1992  
Recording No.: 9209170092  
Affects: Portion of said premises
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: September 20, 1993  
Recording No.: 9309200095  
Affects: Portion of said premises
3. Agreement, including the terms and conditions thereof; entered into;  
  
By: Jeanne McNeil  
And Between: T.H.S., Inc.  
Recorded: February 3, 1993  
Auditor's No.: 9302030154, records of Skagit County, Washington  
Providing: Access and Utilities
4. Agreement, including the terms and conditions thereof; entered into;  
  
By: City of Mount Vernon, a Municipal Corporation  
And Between: T.H.S. Inc.  
Recorded: September 10, 1993  
Auditor's No.: 9310190066, records of Skagit County, Washington  
Providing: Power of Attorney and Agreement regarding Formation of Local Improvement District
5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;  
Recorded: October 22, 1993 and August 31, 1994  
Auditor's No.: 9310220090 and 9408310034, records of Skagit County, Washington  
Imposed By: Summer Ridge Owners Association
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if

**EXHIBIT "B"**Exceptions  
(continued)

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 Park Ridge Division I:

Recording No: 9310190065

7. 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  
Executed By.: THS, Inc., a Washington

Said instrument is a re-recording of instrument Recorded under Recording No. 9310220090

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 31, 1994  
Recording No.: 9408310035  
Executed by: THS, Inc., a Washington corporation

8. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: the Summer Ridge Owners' Association  
Recording Date: August 31, 1994  
Recording No.: 9408310034

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