

**When recorded return to:**

Gregg L. Wilson and Bonnie L. Wilson  
13299 Teak Lane  
Mount Vernon, WA 98273



201602260109

Skagit County Auditor

\$76.00

2/26/2016 Page

1 of

4 11:46AM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620023058

**CHICAGO TITLE**

**620023058**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Richard E. Swearingen and Connie A. Swearingen as Trustees of The Richard and Connie Swearingen Living Trust, dated June 15, 1995

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Gregg L. Wilson and Bonnie L. Wilson, husband and wife

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

All of SKAGIT COUNTY SHORT PLAT NO. PL01-0566, as approved September 21, 2001, and recorded September 24, 2001, under Auditor's File No. 200109240139, records of Skagit County, Washington; being a portion of Lots 12 and 13, Plat of Sunset Addition to Clear Lake, according to the plat thereof recorded in Volume 4 of Plats, page 38, records of Skagit County, Washington.

EXCEPT Lot 2 of the above said Short Plat.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P69913 / 4027-000-012-0007

Subject to:

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

Dated: February 22, 2016

The Richard and Connie Swearingen Living Trust, dated June 15, 1995

BY

Richard E. Swearingen  
Trustee

BY

Connie A. Swearingen  
Trustee

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

2015/13

**FEB 26 2016**

Amount Paid \$ 11655.19  
Skagit Co. Treasurer  
Deputy

STATUTORY WARRANTY DEED

(continued)

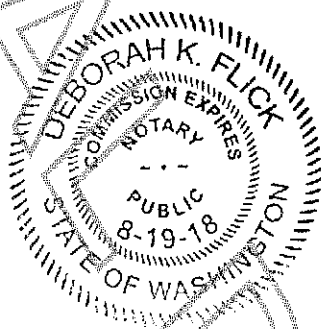
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Richard E Swearingen & Connie A Swearingen  
is are the person(s) who appeared before me, and said person acknowledged that (he/she/they)  
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and  
acknowledged it as the Trustees of the Richard and Connie Swearingen Living Trust, dated June 15,  
1995 to be the free and voluntary act of such party for the uses and purposes mentioned in the  
instrument.

Dated: 2/23/2014

Deborah K. Flick  
Name: DEBORAH K. FLICK  
Notary Public in and for the State of WA  
Residing at: Notington  
My appointment expires: 8/19/18



## EXHIBIT "A"

### Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: February 4, 1998  
Auditor's No.: 9802040061, records of Skagit County, Washington  
In favor of: Aloha Lumber Corporation  
For: Road and utilities  
Affects: The Westerly 40 feet of said premises  
  
Said easement contains, among other things, provisions for maintenance by the common users.
2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: June 3, 1998  
Auditor's No.: 9806030023, records of Skagit County, Washington  
In favor of: Public Utility District No. 1  
For: Construction and maintenance of water lines and related facilities  
Affects: The Westerly 30 feet of a portion of Parcel 2
3. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: August 12, 1999  
Auditor's No.: 99908120017, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Parcel 2 and other property
4. Terms and conditions of that Lot Certification Application;  
Recorded: February 14, 1997  
Auditor's No.: 9702140042, records of Skagit County, Washington
5. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: August 30, 1999  
Auditor's No.: 9908300066, records of Skagit County, Washington  
In favor of: Puget Sound Energy  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Parcel 1 and other property
6. Covenants, conditions, restrictions, recitals, reservations, 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, 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 SKAGIT COUNTY SHORT PLAT NO. PL01-0566:  
  
Recording No: 200109240139
7. Declaration and Agreement for Road, Drainage, and Utilities Maintenance and the terms and conditions thereof  
  
Recording Date: September 24, 2001  
Recording No.: 200109240140
8. 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 SURVEY:  
  
Recording No: 201409300096

## EXHIBIT "A"

### Exceptions (continued)

9. Property Lease Agreement Lease Area "B" and the terms and conditions thereof  
Recording Date: September 30, 2014  
Recording No.: 2014093000093
10. Property Lease Agreement - Lease Area "C" and the terms and conditions thereof  
Recording Date: September 30, 2014  
Recording No.: 2014093000094
11. Property Lease Agreement - Lease Area "D" and the terms and conditions thereof  
Recording Date: September 30, 2014  
Recording No.: 2014093000095
12. Access and utilities easement and the terms and conditions thereof:  
Recording Date: January 15, 2015  
Recording No.: 2015011500092

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.